



FORT WORTH, TEXAS

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

TARRANT APPRAISAL DISTRICT
FORT WORTH, TEXAS
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Prepared by:
Finance Department

TARRANT APPRAISAL DISTRICT
 COMPREHENSIVE ANNUAL FINANCIAL REPORT
 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020
 TABLE OF CONTENTS

**Page
Number**

INTRODUCTORY SECTION

Transmittal Letter	i
Organizational Chart	v
List of Principal Officials	vi
GFOA Certificate of Achievement	vii

FINANCIAL SECTION

Independent Auditor’s Report	1 – 2
Management’s Discussion and Analysis	3 – 8

Basic Financial Statements

Government-Wide Financial Statements

Statement of Net Position	9
Statement of Activities	10

Fund Financial Statements

Balance Sheet – Governmental Funds	11
Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position	12
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Fund	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities	14

Notes to Basic Financial Statements	15 – 28
---	---------

Required Supplementary Information

Schedule of Changes in Net Pension Liability and Related Ratios for the Measurement Date	29 – 30
Schedule of Employer Contributions	31 – 32
Schedule of Changes in Total OPEB Liability And Related Ratios for the Measurement Date	33
General Fund – Budgetary Comparison Schedule	34

Other Supplementary Information

General Fund – Schedule of Certificates of Deposit.....	35
General Fund – Schedule of Experiences by Department.....	36 – 37

Table

STATISTICAL SECTION

Net Position by Component	1	38 – 39
Changes in Net Position	2	40 – 41
Fund Balances – Governmental Funds	3	42 – 43
Changes in Fund Balances – Governmental Funds.....	4	44 – 45
Assessments to Taxing Entities.....	5	46 – 49
Appraised Values by Taxing Entity	6	50 – 53
Tax Rates by Taxing Entity.....	7	54 – 57
Property Tax Levies by Taxing Entity.....	8	58 – 61
Principal Property Taxpayers	9	62
Demographic and Economic Statistics.....	10	63
Principal Employers.....	11	64
Full-Time Equivalents Appraisal District Employees by Function/Program	12	65
Operating Indicators by Function/Program	13	66 – 67
Capital Assets Statistics by Function/Program.....	14	68
Outstanding Debt by Type	15	69

COMPLIANCE SECTION

Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	70 – 71
--	---------

INTRODUCTORY SECTION

THIS PAGE LEFT BLANK INTENTIONALLY



May 7, 2021

Tarrant County Taxpayers,
Tarrant Appraisal District Board of Directors, and
Mr. Jeff Law, Executive Director/Chief Appraiser,
Tarrant Appraisal District:

The Comprehensive Annual Financial Report of the Tarrant Appraisal District for the fiscal year which ended December 31, 2020 is herewith submitted. This report complies with State law which requires all local governments publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America ("GAAP") and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Responsibility for both the accuracy of the data and the completeness and fairness of presentation, including all disclosures, rests with the District. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to fairly present the financial position and results of operations of the District. All disclosures necessary to enable the reader to gain an understanding of the District's financial activities have been included.

The management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

THE ANNUAL FINANCIAL REPORT

The District's basic financial statements have been audited by Pattillo, Brown & Hill, L.L.P., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the basic financial statements of the District, for the fiscal year which ended December 31, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence and documentation supporting the amounts and disclosures in the basic financial statements, assessing the accounting principles used, and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

Based on financial accountability criteria set forth under U.S. generally accepted accounting principles for state and local governments, there are no entities which are potential component units of the District. Additionally, the District is not required to undergo a single audit since it does not receive any federal funds.

TARRANT APPRAISAL DISTRICT PROFILE

The Tarrant Appraisal District was created under the Texas Property Tax Code by the Texas Legislature in 1979. It is a political subdivision of the State of Texas and governed by a five-member Board of Directors (plus a sixth statutorily designated non-voting member who is the county tax assessor-collector). The five voting members of the District's Board of Directors are elected every two years by the taxing entities which financially support the District.

The District formally began operations in 1980, pursuing its mission to appraise and establish fair market values for real and business personal property subject to ad valorem taxation. As stipulated under the Texas Property Tax Code, the District serves the citizens and taxpayers of Tarrant County and the 71 taxing entities which lie within Tarrant County, including 41 cities, 21 school districts, and 9 special districts.

Tarrant County is located in North Central Texas and is a major part of the rapidly growing Fort Worth-Dallas Metroplex. Most recent Census Bureau data showed Tarrant County with an estimated population of 2,143,755.

The District continually reviews the way it provides service and strives to make the functions and services as “user friendly” as possible. Over the past several years, more on-line functionality has been adopted to speed distribution of service to the taxpayer and tax entities that support the District. District employees serve in a number of statewide offices and roles in support of the ad valorem tax industry.

In the unique position of reliance on the governmental entities that we serve for the bulk of its finances, the District pays special attention to the budgetary concerns and limitations of those bodies while setting its budget. Budgetary scrutiny begins early on with the Tarrant Appraisal District’s submission of its proposed budget, per the requirements of the Texas Property Tax Code, to all the taxing entities which financially support the District. A public hearing is subsequently conducted to obtain public and taxing entity input regarding the proposed budget. Contingent upon that input and at the discretion of the District’s Board of Directors, changes to the proposed budget may be made, with final budget adoption being statutorily required by or before September 15th of each year. With the January 1st implementation of the adopted budget, a number of measures are employed to assure that expenditures comply with both approved appropriations and established District policies and procedures. These measures include pre-authorization and approval of all purchases, expenditures, and personnel actions. The Chief Appraiser is authorized to transfer funds between departments and line items within the General Fund. Any revisions, however, which alter total General Fund expenditures, must be approved by the District’s Board of Directors and taxing entities. To maintain proper budgetary control and oversight, budget reports are prepared on a regular basis for management use and Board review.

ACCOUNTING BASIS AND CONTROLS

Accounting Basis: The District utilizes a modified accrual basis of accounting to record financial transactions and maintain financial records. Under this approach, revenues are recognized when they become available and measurable and expenditures are recognized when the related fund liability (if measurable) is incurred, except for unmatured interest on general long-term debt and certain similar accrued obligations, which are recognized when due.

Internal Controls: Management of the District is responsible for establishing and maintaining internal controls which both protect the District’s assets from loss, theft, abuse, or misuse and assure that adequate accounting data and information are compiled to enable preparation of financial statements which conform with U.S. generally accepted accounting principles. Internal controls afford reasonable but not absolute assurance that these objectives are achieved. The concept of “reasonable assurance” recognizes that the costs of control should not exceed the benefits likely to be derived and the valuation of costs and benefits requires estimates and judgments by management.

FACTORS AFFECTING FINANCIAL CONDITION

Local Economy: Anchored by the cities of Fort Worth and Arlington, Tarrant County is a significant and growing part of the “Metroplex” area of North Central Texas. Its economy is a diversified mixture of manufacturing and assembly companies, healthcare services and products, transportation, extensive natural gas exploration and production, and major retailers.

In December 2020, Tarrant County experienced an average annual civilian labor force seasonally unadjusted unemployment rate of 6.6% up from 3.3% in December of 2019. Natural gas drilling and production, which somewhat insulated the economy in past years, remain stagnant. However, new housing starts, retail sales and new commercial construction have all shown continued signs of life. Noted strengths of Tarrant County’s diversified economy are affordable cost-of-living, attractive and available industrial sites, and skilled workforce which should enable it to continue on its path of positive growth and development. It should be noted, that as of the date of this transmittal letter, Tarrant County along with the rest of the world, is in the process of recovering from an unprecedented economic stall precipitated by the COVID-19 pandemic. The impact will, while still unknown, most likely be reflected in the future.

Long-Range Financial Planning: As part of its annual budget, the District sets forth contemplated major projects and capital expenditures for three years beyond the budget year. This “planning budget” is adjusted and extended each year to reflect changing circumstances and needs and to update cost estimates.

To provide for substantial, unanticipated expenditures and/or costly capital projects, the District maintains a Contingency Reserve. Under policy established by the District’s Board of Directors, the reserve changed in 2013 to 16.7% of the then current annual budget. Funds for the Contingency Reserve come from revenues earned by the District from

the sale of informational materials and products and other non-assessment sources and from year-end surpluses as recommended by the Government Finance Officers Association (GFOA). It should be noted that long range planning was done prior to the COVID-19 pandemic and the unknown impact may or may not affect those plans.

DISTRICT MISSION

The District's mission, as a political subdivision of the State of Texas, is to establish market values for ad valorem tax purposes for all taxable property within Tarrant County, to provide additional value-related services as required by law, and to cost-effectively and timely furnish accurate information and quality services to Tarrant County taxing entities, the public, and the State of Texas. The District's primary responsibilities include:

- Compliance - State law defines the appraisal approaches the District must employ, appraisal value roll production dates, and many other facets of the valuation process. This District is accountable for working within established rules of the Property Tax Division of the Comptroller's Office and within the statutory parameters of the Texas Property Tax Code.
- Accuracy - Valid information is essential to ensure the quality of property appraisals. A computerized database is maintained to provide correct valuations of property for taxing entities and other interested parties.
- Equity - Each taxpayer is subject to the same property taxation rulings and treatment. Controls and procedures to enhance successful equalization of values are in force to ensure that this occurs. Taxpayer protests are handled by citizen Appraisal Review Board panels and, upon appeal, through a statutorily established arbitration process.
- Timeliness - The tax community depends on the District for property value information. Taxpayers review property values for accuracy while taxing entities use them in arriving at tax rates and assessments. The District is charged with providing this information, in a useable and understandable format, to taxing entities and taxpayers in a timeframe sufficient to clarify questions and respond to applicable statutes and other needs and requirements.
- Service - The District serves and supports both Tarrant County taxing entities and taxpayers. A major component of the District's strategic plan encompasses effective delivery of its services and products in a manner which facilitates and promotes public understanding and basic knowledge of the property tax system and the District's statutorily mandated responsibilities.

MAJOR INITIATIVES

In keeping with the District's mission of service and support:

- The District continues to enhance its web presence with additional functionality to better serve the needs of its constituents.
- With the emergence of the global Covid-19 pandemic, initiatives were required to initially address the physical impact of the virus. These initiatives included the purchase and installation of polycarbonate shields in all of the public access areas as well as in the cubicle office spaces.
- Additionally, to facilitate remote work required to allow employees to safely do their jobs, additional bandwidth was added and some additional devices were required.
- District WebEx and Zoom accounts were expanded during the year to meet the demands for virtual meetings that expanded to address the needs to avoid in person meetings during the majority of the year.

The Tarrant Appraisal District is constantly seeking ways to improve its services and products while concurrently reducing its costs. These objectives are actively pursued on an ongoing basis.

OTHER INFORMATION

Independent Audit: The independent auditor's report is included in the financial section of this comprehensive annual financial report. The firm of Pattillo, Brown & Hill, L.L.P. was selected by the Board of Directors to perform the 2020

audit. The independent auditors' report on the basic financial statements and supplemental statements and schedules is included in the financial section of this report.

Certificate of Achievement: The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Tarrant Appraisal District for its comprehensive annual financial report for the fiscal year which ended December 31, 2019. This was the 32nd consecutive year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Certificate of Excellence: Additionally, the District earned the Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers recognizing governance, methodology, and utilization of best practices. Currently, only 52 organizations have achieved this certification worldwide. TAD became the 9th appraisal district in Texas to earn this certification.

Acknowledgments: The preparation of this report could not have been accomplished on a timely basis without the hard work and dedicated efforts of the entire staff of the Administration Department and our independent auditors. I wish to express my sincerest appreciation to our Administration Department staff, particularly Terrisa Stewart who contributed to its preparation. Additionally, I would like to thank the Board of Directors, District Executive Director and Chief Appraiser Jeff Law, and the department directors and managers for their support in planning and administering the financial operations of the District in a responsible and constructive manner.

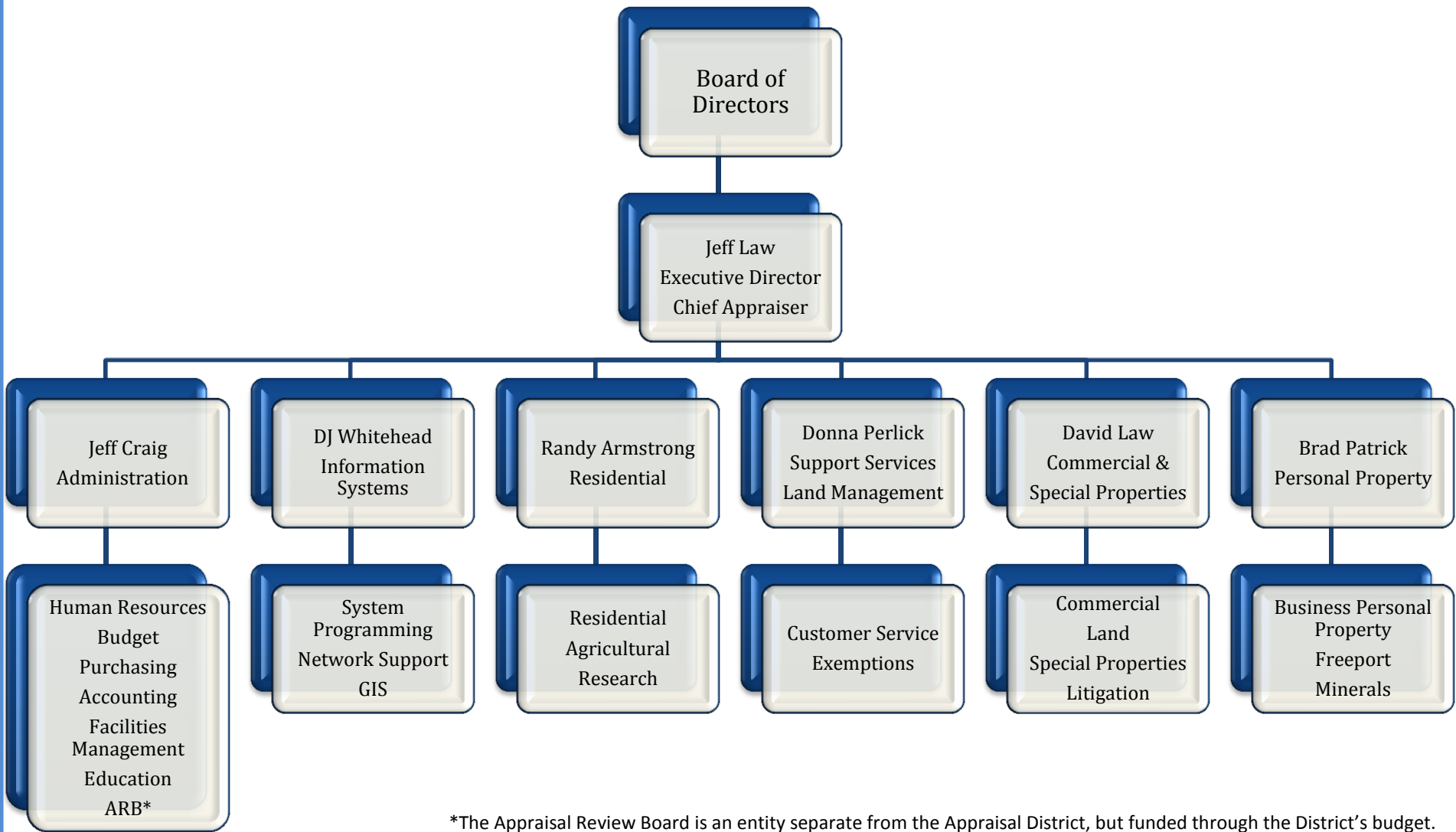
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeff Craig". The signature is stylized and cursive.

Jeff Craig
Director of Administration



Organization Chart



*The Appraisal Review Board is an entity separate from the Appraisal District, but funded through the District's budget.

TARRANT APPRAISAL DISTRICT

LIST OF PRINCIPAL OFFICIALS

DECEMBER 31, 2020

Board of Directors - Beginning of the Year:

Chairman	Mike O'Donnell
Secretary	Kathryn Wilemon
Director	John Molyneaux
Director	Rich DeOtte
Director	Gary Losada
Non-Voting Director	Wendy Burgess

Staff:

Executive Director and Chief Appraiser	Jeff Law
Director of Administration	Jeff Craig
Director of Commercial and Special Properties Appraisal	David Law
Director of Residential Appraisal	Randy Armstrong
Director of Support Services	Donna Perlick
Director of Information Systems	DJ Whitehead
Director of BPP/Utilities/Minerals	Brad Patrick

Board of Directors -End of the Year:

Chairman	Kathryn Wilemon
Secretary	Rich DeOtte
Director	Gary Losada
Director	Joe Ralph Martinez
Director	Tony Pompa
Non-Voting Director	Wendy Burgess



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Tarrant Appraisal District
Texas**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morill

Executive Director/CEO

THIS PAGE LEFT BLANK INTENTIONALLY

FINANCIAL SECTION

THIS PAGE LEFT BLANK INTENTIONALLY



INDEPENDENT AUDITOR'S REPORT

Board of Directors
Tarrant Appraisal District
Fort Worth, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of Tarrant Appraisal District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Tarrant Appraisal District, as of December 31, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Tarrant Appraisal District's basic financial statements. The introductory section, other supplementary schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary schedules are fairly stated in all material respects, in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
May 7, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

This discussion and analysis of the Tarrant Appraisal District's financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2020. It should be read in conjunction with the accompanying letter of transmittal, the basic financial statements, and the notes to those financial statements.

FINANCIAL HIGHLIGHTS

- The District under spent its fiscal year 2020 budget by \$3,067,596, with expenditures for the year totaling \$25,373,601 versus \$28,441,197 in budgeted resources.
- On a budgetary basis, a total of \$24,750,653 in revenues were realized, nearly 96% of the originally budgeted \$25,828,993.
- Assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,286,678 for the fiscal year ended December 31, 2020. Total net position increased by \$79,983 due to operations.
- In FY 2020, the District expended 89% of its budget. In FY 2019, 90% of the District's budgeted funds were spent.
- The District's capital assets (net of depreciation) increased by \$338,619 over the prior fiscal year. The increase was largely due to the final acceptance of the CAMA software in fiscal year 2020.
- At the end of the 2020 fiscal year, the District had fund balance of \$10,557,474 in the General Fund. Of the total fund balance, \$8,315,616 is unassigned, constituting 33% of the \$25,373,601 in general fund expenditures for the 2020 fiscal year. A significant portion of the unassigned fund balance is attributable to the District's Board-established contingency reserve which stood at \$4,749,680 at December 31, 2020.
- The District's outstanding long-term liabilities decreased by \$5,398,148 in FY 2020, mostly due to the decrease in the District's pension and OPEB liabilities.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to service as an introduction to Tarrant Appraisal District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of Tarrant Appraisal District's assets, deferred outflows, liabilities, and deferred inflows with the difference between these reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments and earned but unused compensated absences).

With many other governmental entities, the aforementioned government-wide financial statements normally identify and distinguish between either governmental activities supported by general revenues or business-type activities which are typically self-supported by user fees and charges. The District has no business-type activities. Pursuant to the Texas Property Tax Code, the Tarrant Appraisal District's special purpose is to establish fair market values and administer associated lawful exemptions for all real and business personal property in Tarrant County, Texas. To accomplish this, the governmental activities of the District are organized into four primary functional areas, including appraisal services encompassing the Residential Appraisal Department, the Commercial/Special Appraisal Department, and the Business Personal Property, Utilities & Mineral Division; Support Services which incorporates the Exemptions, Deed Records, and Customer Services; Information Systems which includes the Applications Programming, Network Operations/Management, Computer Center, and Mapping/GPS Divisions; and Administration/General Operations consisting of the Human Resources, Purchasing, Budget/Accounting, Office Services, Appraisal Review Board Divisions, and Building Service operations. All the revenues received by the District are used to financially support the District's established special purpose and these governmental activities.

Fund Financial Statements: A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. Depending upon their reporting needs and requirements, governmental entities utilize three types of funds, including governmental funds, proprietary funds, and fiduciary funds. Tarrant Appraisal District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Since the District has no legitimate need or requirement to have either proprietary or fiduciary funds, all of its funds are maintained and reported as governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, the reader may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District currently maintains one governmental fund. The general fund is used to account for the acquisition and use of the District's spendable financial resources and the related liabilities. The Board established committed funds dedicated to the purpose of computer assisted mass appraisal (CAMA) software, building maintenance, unfunded pension liabilities and technology. All committed funds require action from the Board for deposits and withdrawals.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget. It can be found under the "Required Supplementary Information" section of this report.

Other Information: In addition to the basic financial statements and the accompanying notes, this report also presents certain required supplementary information entailing the District's employee pension liability under the Texas County and District Retirement System, the District's employee retiree health care plan liability (total OPEB liability), as well as budget versus actual revenue and expenditure comparison for the fiscal year ended December 31, 2020.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position: As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of December 31, 2020, the Tarrant Appraisal District's assets and deferred outflows exceeded liabilities and deferred inflows by \$5,286,678. For FY 2020, \$21,000,486 in total assets was recorded. Current and other assets (deposits [cash and certificates of deposits], receivables, and prepaid expenses) represented 83% and capital assets (land, building, and equipment) constituted 17% of the total recorded assets. Deferred outflows of resources related to pensions and OPEB totaled \$6,641,050.

Total liabilities totaled \$20,091,707. Of that amount, 66% fell under long-term liabilities attributable to the District's capital leases, compensated absences, net pension liability, and total OPEB liability. The other remaining liabilities included accounts payable (invoices received by the District after December 31, 2020 for goods and/or services received in 2020), and accrued liabilities. Deferred inflows of resources related to pension and OPEB totaled \$2,263,151.

The District ended the 2020 fiscal year with \$5,286,678 in total net position, a decrease of \$79,983 over the prior fiscal year. As depicted in the table which follows, it should be noted that \$1,736,545 of the total net position was in unrestricted net position. Unrestricted net position may be used to meet the District's ongoing financial obligations and responsibilities.

Net Position – Governmental Activities

	2020	2019	Increase (Decrease)
Assets:			
Current and other assets	\$ 17,450,353	\$ 17,084,496	\$ 365,857
Capital assets (net of depreciation)	<u>3,550,133</u>	<u>3,211,514</u>	<u>338,619</u>
Total assets	<u>21,000,486</u>	<u>20,296,010</u>	<u>704,476</u>
Total deferred outflows of resources	<u>6,641,050</u>	<u>10,014,536</u>	<u>(3,373,486)</u>
Liabilities:			
Current and other liabilities	6,892,879	5,904,074	988,805
Long-term liabilities	<u>13,198,828</u>	<u>18,596,976</u>	<u>(5,398,148)</u>
Total liabilities	<u>20,091,707</u>	<u>24,501,050</u>	<u>(4,409,343)</u>
Total deferred inflows of resources	<u>2,263,151</u>	<u>602,801</u>	<u>1,660,350</u>
Total net position	<u>5,286,678</u>	<u>5,206,695</u>	<u>79,983</u>
Net position by category:			
Net investment in capital assets	3,550,133	3,210,870	339,263
Unrestricted net position (deficit)	<u>1,736,545</u>	<u>1,995,825</u>	<u>(259,280)</u>
Total net position	<u>\$ 5,286,678</u>	<u>\$ 5,206,695</u>	<u>\$ 79,983</u>

Governmental Activities: As indicated below, the District experienced a decrease in net position between FY 2019 and FY 2020. The most significant change in revenues was a decrease in assessment revenues, fines, fees, and charges for services, in the amount of \$150,683. Expenses increased by \$261,402 in the current fiscal year.

Changes in Net Position – Governmental Activities

	2020	2019	(Decrease)
Program revenues:			
Fees, fines, and charges for services	\$ 24,479,648	\$ 24,630,331	\$(150,683)
General revenues:			
Interest income	<u>271,005</u>	<u>271,928</u>	<u>(923)</u>
Total revenues	<u>24,750,653</u>	<u>24,902,259</u>	<u>(151,606)</u>
Expense by governmental activity:			
Appraisal services	24,670,660	24,409,083	261,577
Interest on long-term debt	<u>10</u>	<u>185</u>	<u>(175)</u>
Total expenses	<u>24,670,670</u>	<u>24,409,268</u>	<u>261,402</u>
Change in net position	79,983	492,991	(413,008)
Net position - beginning	<u>5,206,695</u>	<u>4,713,704</u>	<u>492,991</u>
Net position - ending	<u>\$ 5,286,678</u>	<u>\$ 5,206,695</u>	<u>\$ 79,983</u>

FINANCIAL ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds: The focus of Tarrant Appraisal District’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District’s financing and budgetary requirements.

General Fund Budgetary Highlights: For FY 2020, actual Tarrant Appraisal District expenditures, on a budgetary basis, were \$25,373,601 or 89% of the total expenditures forecast for the year.

For FY 2020, actual Tarrant Appraisal District revenues, on a budgetary basis, were \$24,750,653 or nearly 96% of the total revenues forecast for the year. As shown below, the following occurred relative to FY 2020 revenues:

- 97% or \$25,155,885 of the originally budgeted revenues came from taxing entity assessments;
- Interest income was \$71,005 above FY 2020 budget forecasts. The District has tried to react to all-time low interest rates by adopting modified investment policies to allow for a more competitive investment environment and longer-term investments;
- Rendition penalties have proven to be an unpredictable source of revenue. Rendition penalties for FY 2020 were \$6,867 above FY 2020 budget forecasts
- As compared to the previous year, overall FY 2020 revenues decreased \$151,606.

	2020	2019	Increase (Decrease)	Percent Change
Taxing entity assessments	\$ 24,149,814	\$ 24,290,337	\$(140,523)	(0.6%)
Interest income	271,005	271,928	(923)	(0.3%)
Public information materials sales and miscellaneous income	5,059	7,152	(2,093)	(29.3%)
9-1-1 District contract payment	167,908	167,908	-	-
Rendition penalty payments	<u>156,867</u>	<u>164,934</u>	<u>(8,067)</u>	<u>(4.9%)</u>
Total	<u>\$ 24,750,653</u>	<u>\$ 24,902,259</u>	<u>\$(151,606)</u>	<u>(35.1%)</u>

Actual expenditures for the fiscal year ended December 31, 2020 were \$25,373,601, that being \$3,067,596 less than the \$28,441,197 amended budgeted for the year. As shown on the budgetary comparison schedule found in the required supplementary information contained in this report, budget variances occurred in several expenditure categories, with the most significant occurring in these areas:

- Personnel costs were under budget due to attrition with retirements/leaving of long-term employees with the delays precipitated by work protocols during the pandemic in replacements with many entry-level employees. Corresponding savings were achieved in the benefits for those employees as well as lower than expected health care premiums;
- As in other areas, postage savings were experienced as a result of an increase in accounts that were settled prior to a formal hearing which requires certified mailings. Other mailings were combined into bulk mailings that also allowed for savings;
- The unanticipated Covid-19 pandemic impacted many areas of the budget. One of those impacts affected the number of hearings held by the Appraisal Review Board which were less than was anticipated by historical scheduling. Per diem savings for review board members were the largest portion of those savings.

When compared with FY 2019, a \$1,088,106 increase in expenditures occurred in FY 2020 due to a final acceptance payment and installation of software that will be used to assist in mass-appraisals and a payment toward the unfunded pension liability.

On an accounting basis, FY 2020 expenditures exceeded revenues by \$622,948. When combined with the \$11,180,422 beginning balance, the total FY 2020 year-end fund balance is \$10,557,474. This is a decrease of 6% from the District’s FY 2019 fund balance.

Comparative Revenues, Expenditures and Fund Balances

	2020	2019	Increase (Decrease)	Percent Change
Revenues	\$ 24,750,653	\$ 24,902,259	\$(151,606)	(0.6%)
Expenditures	<u>25,373,601</u>	<u>24,285,495</u>	<u>1,088,106</u>	<u>4.5%</u>
Excess revenues over expenditures	(622,948)	616,764	(1,239,712)	(201.0%)
Fund balance - beginning of year	<u>11,180,422</u>	<u>10,563,658</u>	<u>616,764</u>	<u>5.8%</u>
Fund balance - end of year	<u>\$ 10,557,474</u>	<u>\$ 11,180,422</u>	<u>\$(622,948)</u>	<u>(5.6%)</u>

Of the \$10,557,474 fund balance, \$8,315,616 is unassigned and must, in part, be refunded to the District's supporting taxing entities, with the remainder being available for use in satisfying District obligations and/or maintaining the District's Contingency Reserve.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The District's investment in capital assets for its governmental activities as of December 31, 2020 amounts to \$3,550,133. This represents a net \$338,619 increase from the previous fiscal year. The table below portrays the District's capital asset mix for both fiscal years 2019 and 2020. Added capital asset activity information can be found in the notes to the basic financial statements, Note 3 of this report.

Capital Assets – Governmental Activities

	2020	2019	Increase (Decrease)
Non-depreciated assets:			
Land	\$ 301,409	\$ 301,409	\$ -
Depreciated assets:			
Building and improvements	96,634	103,874	(7,240)
Furniture and equipment	429,952	439,338	(9,386)
Computers and software	<u>2,722,138</u>	<u>2,366,893</u>	<u>355,245</u>
Total	<u>\$ 3,550,133</u>	<u>\$ 3,211,514</u>	<u>\$ 338,619</u>

Long-term Liabilities: The District's total long-term liabilities at year end were \$13,198,960, a decrease of \$5,398,016 over the prior year. The main driver of the increase is the increase in net pension and total OPEB liabilities. Additional information concerning the District's long-term liabilities can be found in the notes to the basic financial statements, Note 4 of this report.

Long-term Liabilities – Governmental Activities

	2020	2019	Increase (Decrease)
Compensated absences	\$ 2,079,062	\$ 1,840,363	\$ 238,699
Capital lease	132	644	(512)
Net pension liability	1,330,896	8,194,427	(6,863,531)
Total OPEB liability	<u>9,788,870</u>	<u>8,561,542</u>	<u>1,227,328</u>
Total	<u>\$ 13,198,960</u>	<u>\$ 18,596,976</u>	<u>\$(5,398,016)</u>

In reviewing the long-term liabilities activity presented in this report, it should be noted that Texas appraisal districts are statutorily prohibited from incurring bonded indebtedness. As such, as "full, faith, and credit" pledge is not applicable. The collateral for the District's capital lease on its office building is the leased property and improvements. The collateral for the District's capital leases on furniture and equipment is the folder/inserter mail machine and production printers.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND ASSESSMENTS

The District's annual budget is driven by two basic factors, its needs and requirements to efficiently and effectively carry out its lawfully-mandated responsibilities in establishing fair market values for real and business personal property in Tarrant County, Texas and the financial condition and wherewithal of the taxing entities which financially support the District. It was on this basis that the District's FY 2021 budget was prepared and ultimately adopted. It includes the following:

- \$25,592,687 in proposed general fund expenditures, representing a 0.91% overall decrease in proposed expenditures when compared with the FY 2020 budget;
- Anticipated total revenues of \$25,592,687, of which \$24,889,735 or 97.3% is forecast to come from taxing entity assessments and the balance from a combination of interest earnings, data sales, Tarrant County 9-1-1 District payments (for use of Pictometry products), rendition penalty payments, and use of contingency reserve resources.
- Funding for:
 - 1.5% overall employee merit adjustment pool;
 - Increase in funding for website enhancement and on-line applications to accommodate remotely serving public to a greater extent during pandemic;
 - Increase in Telephone & Communications in response to needs identified during pandemic
 - Decrease in Postage, Freight & Mailing Services as a result of pandemic protocols
 - Increase in Materials, Supplies, Services for social distancing and sanitation and other needs identified in response to pandemic protocols
 - Decrease in ARB Compensation as a result of anticipation of continued reduction in numbers of in-person hearings as a result of pandemic protocols.

REQUESTS FOR INFORMATION

This financial report is designed to provide the citizens, taxpayers, customers, supporting taxing entities, creditors, and Tarrant Appraisal District Board of Directors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional information, please contact the Administration Department at the Tarrant Appraisal District, 2500 Handley-Ederville Road, Fort Worth, Texas 76118-6909.

BASIC FINANCIAL STATEMENTS

TARRANT APPRAISAL DISTRICT

STATEMENT OF NET POSITION

DECEMBER 31, 2020

	<u>Primary Government Governmental Activities</u>
ASSETS	
Deposits and temporary investments	\$ 17,198,953
Prepaid items	251,400
Capital assets	
Land	301,409
Other capital assets, net of accumulated depreciation	<u>3,248,724</u>
Total assets	<u>21,000,486</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to OPEB	2,327,263
Deferred outflows related to pension	<u>4,313,787</u>
Total deferred outflows of resources	<u>6,641,050</u>
LIABILITIES	
Accounts payable	847,948
Accrued liabilities	581,034
Unearned revenue	5,463,897
Noncurrent liabilities	
Due within one year	
Long-term debt	519,766
Total OPEB liability	135,027
Due in more than one year	
Long-term debt	1,559,296
Total OPEB liability	9,653,843
Net pension liability	<u>1,330,896</u>
Total liabilities	<u>20,091,707</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to OPEB	185,245
Deferred inflows related to pension	<u>2,077,906</u>
Total deferred inflows of resources	<u>2,263,151</u>
NET POSITION	
Net investment in capital assets	3,550,133
Unrestricted net position	<u>1,736,545</u>
Total net position	<u>\$ 5,286,678</u>

TARRANT APPRAISAL DISTRICT

STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Program Activities	Expenses	Program Revenues	Net (Expenses) Revenue and Changes in Net Position
		Charges for Services	Governmental Activities
GOVERNMENTAL ACTIVITIES			
Appraisal services	\$ 24,670,660	\$ 24,479,648	\$(191,012)
Interest on long-term debt	<u>10</u>	<u>-</u>	<u>(10)</u>
 Total governmental activities	 <u>24,670,670</u>	 <u>24,479,648</u>	 <u>(191,022)</u>
 Total primary government	 <u>\$ 24,670,670</u>	 <u>\$ 24,479,648</u>	 <u>(191,022)</u>
 General revenues:			
Interest income			<u>271,005</u>
Total general revenues			<u>271,005</u>
Change in net position			<u>79,983</u>
Net position - beginning of year			<u>5,206,695</u>
Net position - end of year			<u>\$ 5,286,678</u>

TARRANT APPRAISAL DISTRICT

BALANCE SHEET - GOVERNMENTAL FUND

DECEMBER 31, 2020

	<u>General Fund</u>
ASSETS	
Deposits and temporary investments	\$ 17,198,953
Prepaid items	<u>251,400</u>
Total assets	<u>17,450,353</u>
LIABILITIES	
Accounts payable	847,948
Accrued liabilities	581,034
Unearned revenue	<u>5,463,897</u>
Total liabilities	<u>6,892,879</u>
FUND BALANCES	
Nonspendable for prepaid items	251,400
Committed for software purchase	1,390,458
Committed for technology	250,000
Committed for building maintenance	350,000
Unassigned	<u>8,315,616</u>
Total fund balances	<u>10,557,474</u>
Total liabilities and fund balances	<u>\$ 17,450,353</u>

TARRANT APPRAISAL DISTRICT

**RECONCILIATION OF THE GOVERNMENTAL FUND
BALANCE SHEET TO THE STATEMENT OF NET POSITION**

DECEMBER 31, 2020

Total fund balance - governmental fund	\$ 10,557,474
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources, and, therefore, are not reported in the governmental fund balance sheet.	3,550,133
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Capital lease obligations	-
Compensated absences	(2,079,062)
Included in the items related to long-term liabilities is the recognition of the District's net pension liability and total OPEB liability, as well as the related deferred inflows and outflows:	
Total OPEB liability	(9,788,870)
Deferred outflows of resources related to OPEB	2,327,263
Deferred inflows of resources related to OPEB	(185,245)
Net pension liability	(1,330,896)
Deferred outflows of resources related to pensions	4,313,787
Deferred inflows of resources related to pensions	<u>(2,077,906)</u>
Net position of governmental activities	\$ <u>5,286,678</u>

TARRANT APPRAISAL DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - GOVERNMENTAL FUND

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

	General Fund
	<u> </u>
REVENUES	
Assessments	\$ 24,149,814
Interest income	271,005
911 district contract payment	167,908
Rendition penalty payments	156,867
Sale of public information materials and miscellaneous income	<u>5,059</u>
Total revenues	<u>24,750,653</u>
 EXPENDITURES	
Current	
Appraisal services	
Salaries and related benefits	19,745,948
Materials and supplies	545,683
Professional services	2,726,443
Rents and leases	11,435
Utilities	137,579
Postage	628,146
Repairs and maintenance	135,485
Printing	24,567
Software fees	549,145
Others	235,780
Debt service	
Principal retirement	512
Interest charges	10
Capital outlay	<u>632,868</u>
Total expenditures	<u>25,373,601</u>
 Net change in fund balance	 (622,948)
 Fund balance, beginning of year	 <u>11,180,422</u>
 Fund balance, end of year	 <u>\$ 10,557,474</u>

TARRANT APPRAISAL DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES**

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Net change in fund balance - total governmental fund	\$(622,948)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds reported capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital assets recorded in the current period.	632,868
Depreciation expense on capital assets is reported in the statement of activities, but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.	(294,249)
Current year long-term debt principal payments on capital leases are expenditures in the fund financial statements, but are shown as reductions in long-term debt in the government-wide financial statements.	644
Current year changes in long-term liabilities and their related deferred inflows and outflows of resources do not require the use of current financial resources, and therefore are not reported as expenditures in governmental funds.	
Compensated absences	(238,699)
Total OPEB liability	(784,603)
Net pension liability	<u>1,386,970</u>
Change in net position of governmental activities	\$ <u>79,983</u>

TARRANT APPRAISAL DISTRICT

NOTES TO BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2020

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. General

The Act creating the Tarrant Appraisal District (the District) was enacted as a provision of the Property Tax Code by the 66th Texas State Legislature in 1979. The District is responsible for the appraisal of property subject to ad valorem taxation in Tarrant County, Texas. The District began operation on January 4, 1980.

The District is governed by a board of five directors serving two-year terms, plus a sixth statutorily designated non-voting member who is the County Tax Assessor-Collector. The directors are appointed by a vote of the taxing entities within Tarrant County.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the primary government and organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization. Some organizations are included as component units because of their fiscal dependency on the primary government.

An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval by the primary government.

There are no entities that are potential component units based upon the above criteria.

C. Basis of Presentation

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the District. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District has no business-type activities reported in year ended December 31, 2020.

The statement of activities demonstrates the degree to which the direct expenses of a given program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific program. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program and 2) operating or capital grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

Under GAAP, governmental entities should segregate transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements should be presented for governmental and proprietary activities. These statements should present each major fund as a separate column on the fund financial statements; all non-major funds should be aggregated and presented in a single column. The District has no proprietary activities, or non-major funds.

Governmental funds are those funds through which most governmental functions typically are financed. The measurement focus of governmental funds is on the sources, uses and balance of current financial resources. The District presents General Fund as its only major fund.

The General Fund is the main operating fund of the District. This fund is used to account for the acquisition and use of the District's expendable financial resources and the related liabilities. The measurement focus is based upon determination of changes in financial position rather than upon net income determination.

D. Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets, deferred outflows of resources, liabilities and deferred inflows of resources (whether current or non-current) are included on the statement of net position and the statement of activities presents increases (revenues) and decreases (expenses) in net position. Under the accrual basis of accounting, revenues are recognized when earned. Expenses are recognized at the time the liability is incurred.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined, and "available" means collectible within the current period or soon enough thereafter (sixty days) to be used to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred. However, debt service expenditures are recorded only when payment is due.

The revenues susceptible to accrual are assessments and sales of public information materials. Interest income is recorded as earned, since it is both measurable and available.

E. Budgetary Data

The District uses the following procedures in establishing the budget reflected in the basic financial statements:

1. Prior to September 15, the Board of Directors is presented with a proposed budget for the fiscal year beginning on the following January 1. The budget includes proposed expenditures and the means of financing them. The budget also serves as a basis for determining the annual assessments due from the taxing jurisdictions. The budget is legally enacted through passage of a resolution.
2. Public hearings are conducted to obtain citizen's comments.
3. An annual budget is legally adopted for the General Fund. The budget is adopted on a basis consistent with GAAP.

4. The Chief Appraiser is authorized to transfer amounts between departments within the General Fund; however, revisions that alter total General Fund expenditures must be approved by the Board of Directors and the taxing jurisdictions. The fund level is the legal level of budgetary control. Appropriations lapse at year-end.
5. Budgeted amounts presented in the budgetary comparison schedule are as originally adopted by the Board of Directors on August 23, 2019.

F. Assessments

If the District accumulates unassigned excess funds, the Board of Directors may refund the excess to the taxing entities. In addition, state law requires the District to credit the taxing entities for the excess of their payments over the amount actually spent or obligated to be spent during the fiscal year for which payments were made. During the year ended December 31, 2020, the District made no refunds.

G. Prepaid Items

Prepaid balances are for payments made by the District in the current year to provide services in the subsequent fiscal year. The District uses the consumption method to account for prepaid items.

H. Capital Assets

Capital assets, which include land, buildings and improvements, furniture and equipment and computers and software, are reported in the government-wide financial statements. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized.

Assets capitalized have an original cost of \$5,000 or more and a useful life of one year or more. Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

<u>Assets</u>	<u>Years</u>
Buildings	20 - 50
Furniture	5 - 10
Equipment and software	5 - 10

I. Capital Lease Obligations

Assets acquired under the terms of capital leases are capitalized in the government-wide statement of net position at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, these obligations/assets are recorded as other financing sources and as expenditures in the General Fund. Lease payments representing both principal and interest are recorded as expenditures in the General Fund when due, with appropriate reductions of principal recorded in the government-wide statement of net position.

J. Compensated Absences

All full-time employees are granted vacation and sick leave benefits in varying amounts. Employees earn compensatory time for overtime worked. In the event of termination, an employee is entitled to receive accumulated vacation pay and vested accumulated sick pay in a lump sum cash payment. Employees are entitled to receive payment for accumulated compensatory time in a lump sum payment upon termination. Accumulated vacation pay and vested sick pay for all full-time employees and compensatory pay for employees are recorded in the government-wide statement of net position.

K. Pension

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, the District specific information about its Fiduciary Net Position in the Texas County and District Retirement System (TCDRS) and additions to/deductions from the District's Fiduciary Net Position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the District's Total Pension Liability is obtained from TCERS through a report prepared for the District by TCERS' consulting actuary, Milliman, in compliance with GASB 68.

L. Other Postemployment Benefits

For purposes of measuring the total OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense, benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Contributions are not required but are measured as payments by the District for benefits due and payable that are not reimbursed by plan assets. Information regarding the District's total OPEB liability is obtained from a report prepared by a consulting actuary, Milliman.

M. Deferred Outflows/Inflows of Resources

The statement of net position and/or governmental fund balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has the following items that qualify for reporting in this category:

- Pension contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- The difference in changes of assumptions – This difference is deferred and amortized over the average remaining service life for all active, inactive, and retired members.
- The difference in changes of assumptions – This difference is deferred and amortized over the average remaining service life for all active, inactive, and retired members.
- Difference in expected and actual economic experience – This difference is deferred and amortized over a closed five-year period.

In addition to liabilities, the statement of net position and/or balance sheet governmental fund will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position/fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has the following items that qualify for reporting in this category:

- The difference in expected and actual pension expense – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- The difference in changes of assumptions – This difference is deferred and amortized over the average remaining service life for all active, inactive, and retired members.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.
- Difference in expected and actual economic experience – This difference is deferred and amortized over a closed five-year period.

N. Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets, and adding back unspent debt proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

O. Fund Balance Classification Policies and Procedures

The District has reported Governmental Fund Balance classifications in accordance with a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of resources reported in governmental funds. The hierarchy aims to enhance the usefulness of fund balance information by providing clear fund balance classifications that can be more consistently applied and by clarifying governmental fund type definitions. Fund balance classifications are Nonspendable and Spendable. Classifications under the Spendable category are Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity as to the level of restriction placed upon fund balance.

1. *Nonspendable Fund Balance* – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements. Examples include inventories, long-term receivables, endowment principal, and/or prepaid items. At December 31, 2020, nonspendable fund balance in the general fund of \$251,400 is related to prepaid items.

2. *Spendable Fund Balance*

Committed Fund Balance – includes amounts that can be used only for the specific purposes as determined by the governing body by formal action (resolution) recorded in the minutes of the governing body. Commitments may be changed or lifted only by the governing body taking the same formal action that imposed the constraint originally. Examples include, but specifically not limited to, Board action regarding construction, claims, and judgments, retirement of loans/notes payable, capital expenditures, and self-insurance. The District's Board must take action to commit funds, modify a commitment or rescind a commitment for a specific purpose prior to the end of the fiscal year, but the amount of the commitment may be determined after the end of the fiscal year. At December 31, 2020, the committed fund balance in the general fund is made up of \$1,390,458 for the future purchase of appraisal software, \$250,000 for technology, and \$350,000 for future building maintenance.

Unassigned Fund Balance – the residual classification of the General Fund and includes all amounts not contained in other classifications.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and finally unassigned fund balance.

P. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenue, expenditures, and expenses during the reporting period. Significant estimates include depreciable lives on capital assets, net pension liability and other postemployment benefits. Actual results could differ from those estimates.

II. DEPOSITS

The components of the District's deposits at December 31, 2020, are as follows:

Cash	\$ 12,919,088
Money Market funds	499,604
Certificates of deposit	<u>3,780,261</u>
Total	<u>\$ 17,198,953</u>

A. Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party.

At December 31, 2020, the carrying amount of the District's cash on hand and deposits were \$17,198,953 and the bank balance was \$17,640,834. All of the District's balances were secured with Federal Deposit Insurance Company (FDIC) insurance, the National Credit Union Association, or securities held by the pledging financial institution's trust department or agent in the District's name.

Statutes of the State of Texas and policies mandated by the District Board of Directors authorize the District to invest in certificates of deposit and money market funds issued by federally insured banks or savings and loans in Tarrant County, and obligations of the U.S. Treasury. During 2020, the District invested only in certificates of deposit and money market funds.

B. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. The District manages its exposure to interest rate risk by investing in certificates of deposit and money market funds, which are not highly sensitive to interest rate fluctuations.

III. CAPITAL ASSETS

The following is a summary of capital asset activity of the District for the year ended December 31, 2020:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets not being depreciated				
Land	\$ <u>301,409</u>	\$ -	\$ -	\$ <u>301,409</u>
Total capital assets not being depreciated	<u>301,409</u>	<u>-</u>	<u>-</u>	<u>301,409</u>
Capital assets, being depreciated:				
Building	3,213,983	-	-	3,213,983
Furniture	822,574	29,577	-	852,151
Equipment and software	<u>5,005,785</u>	<u>603,291</u>	-	<u>5,609,076</u>
Total capital assets being depreciated	<u>9,042,342</u>	<u>632,868</u>	<u>-</u>	<u>9,675,210</u>
Less accumulated depreciation:				
Building	(3,110,109)	(7,240)	-	(3,117,349)
Furniture	(383,236)	(38,963)	-	(422,199)
Equipment and software	<u>(2,638,892)</u>	<u>(248,046)</u>	-	<u>(2,886,938)</u>
Total accumulated depreciation	<u>(6,132,237)</u>	<u>(294,249)</u>	<u>-</u>	<u>(6,426,486)</u>
Total capital assets, being depreciated, net	<u>2,910,105</u>	<u>338,619</u>	<u>-</u>	<u>3,248,724</u>
Governmental activities capital assets, net	<u>\$ 3,211,514</u>	<u>\$ 338,619</u>	<u>\$ -</u>	<u>\$ 3,550,133</u>

Depreciation expenses of \$294,249 is included in appraisal services expenses on the statement of activities for year ended December 31, 2020.

IV. LONG-TERM DEBT

The following is a summary of long-term debt activity of the District for the year ended December 31, 2020:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Capital lease	\$ 512	\$ -	\$ 512	\$ -	\$ -
Compensated absences	<u>1,840,363</u>	<u>1,674,754</u>	<u>1,436,055</u>	<u>2,079,062</u>	<u>519,766</u>
Total long-term liabilities	<u>\$ 1,840,875</u>	<u>\$ 1,674,754</u>	<u>\$ 1,436,567</u>	<u>\$ 2,079,062</u>	<u>\$ 519,766</u>

The District is obligated under a capital lease for a mail folder/insertor machine. Amortization of the asset under capital lease is included in depreciation expense. At December 31, 2020, the net book value of leased asset is as follows:

<u>Capital lease</u>	<u>Book Value</u>
Mail machine	
(accumulated depreciation of \$2,887)	<u>\$ 1,312</u>

The capital lease was paid off during FY 20. There are no annual maturities for future fiscal years.

V. EMPLOYEE’S RETIREMENT SYSTEM

A. Plan Description

The District participates in a defined benefit pension plan in the statewide Texas County and District Retirement System (“TCDRS”). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent, multiple-employer, public employee retirement system consisting of nontraditional defined benefit pension plans. TCDRS issues a publicly available comprehensive annual financial report that can be obtained at www.tcdrs.org.

All non-temporary employees participate in the plan. Employees in a temporary position are not eligible for membership.

B. Benefits Provided

TCDRS provides retirement, disability and survivor benefits for all eligible employees. Benefit terms are established by the TCDRS Act. The benefit terms may be amended as of January 1, each year, but must remain in conformity with the Act.

Members can retire at age 60 and above with 8 or more years of service, with 30 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after eight years of service, but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by their employer.

Benefit amounts are determined by the sum of the employee’s contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer’s commitment to contribute. By law, employee accounts earn 7% interest. At retirement, death or disability, the benefit is calculated by converting the sum of the employee’s accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

C. Employees Covered by Benefits Terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefits terms:

Inactive employees or beneficiaries currently receiving benefits	134
Inactive employees entitled to but not yet receiving benefits	73
Active employees	<u>202</u>
	<u>409</u>

D. Contributions

The contribution rates for employees in TCDRS are either 4%, 5%, 6%, or 7% of employee gross earnings, as adopted by the employer’s governing body. Participating employers are required to contribute at actuarially determined rates to ensure adequate funding for each employer’s plan. Under the state law governing TCDRS, the contribution rate for each entity is determined annually by the actuary and approved by the TCDRS Board of Trustees. The replacement life entry age actuarial cost method is used in determining the contribution rate. The actuarially determined rate is the estimated amount necessary to fund benefits in an orderly manner for each participant over his or her career so that sufficient funds are accumulated by the time benefit payments begin, with an additional amount to finance any unfunded accrued liability.

Employees for the District were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the District was 12.20% in calendar year 2019 and 12.00% in calendar years 2020. The District’s contributions to TCDRS for the year ended December 31, 2020, were \$1,671,990. The District also made an additional contribution to the plan of \$2,075,000 during fiscal year 2020.

E. Actuarial Assumptions

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.75% per year
Overall payroll growth	2.00% per year
Investment rate of return	8.00%, net of administrative and investment expenses, including inflation

The District has no automatic cost-of-living adjustments (“COLA”) and one is not considered to be substantively automatic. Therefore, no assumptions for future cost-of-living adjustments is included in the actuarial valuation. Each year, the District may elect an ad-hoc COLA for its retirees.

Mortality rates for active members, retirees and beneficiaries were based on the following:

Depositing members	90% of the RP-2014 Active Employee Mortality Table for males and 90% of the RP-2014 Active Employee Mortality Table for females, projected with 110% of the MP-2014 Ultimate scale after 2014.
Service retirees, beneficiaries and non-depositing members	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Disabled retirees	130% of the RP-2014 Disabled Annuitant Mortality Table for males and 115% of the RP-2014 Disabled Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.

The actuarial assumptions that determined the total pension liability as of December 31, 2020 were based on the results of an actuarial experience study for the period January 1, 2013 through December 31, 2016, except for mortality assumptions. Mortality assumptions were updated for the 2018 valuation to reflect projected improvements.

The long-term expected rate of return on pension plan investments is 8.10%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees.

The long-term expected rate of return on TCDRS is determined by adding inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions and information below are based on April 2020 information for a 7 to 10-year time horizon. The valuation assumption for long-term expected return is re-assessed at a minimum of every four years and is set based on a 30-year time horizon; the most recent analysis was performed in 2017.

Best estimates of geometric real rates of return for each major asset class included in the Systems target asset allocation as of December 31, 2020 are summarized below:

Asset Class	Benchmark	Target Allocation ⁽¹⁾	Geometric Real Rate of Return (Expected minus Inflation) ⁽²⁾
US Equities	Dow Jones U.S. Total Stock Market Index	14.50%	5.20%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index ⁽³⁾	20.00%	8.20%
Global Equities	MSCI World (net) Index	2.50%	5.50%
International Equities - Developed	MSCI World Ex USA (net)	7.00%	5.20%
International Equities - Emerging	MSCI EM Standard (net) Index	7.00%	5.70%
Investment-Grade Bonds	Bloomberg Barclays U.S Aggregate Bond Index	3.00%	-0.20%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	12.00%	3.14%
Direct Lending	S&P/LSTA Leveraged Loan Index	11.00%	7.16%
Distressed Debt	Cambridge Associates Distressed Securities Index ⁽⁴⁾	4.00%	6.90%
REIT Equities	67% FTSE NAREIT Equity REITs Index + 33% S&P Global REIT (net) Index	3.00%	4.50%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	8.40%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index ⁽⁵⁾	6.00%	5.50%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	8.00%	2.30%

⁽¹⁾ Target asset allocation adopted at the June 2020 TCDRS Board meeting.

⁽²⁾ Geometric real rates of return equal the expected return minus the assumed inflation rate of 1.80%, per Cliffwater's 2020 capital market assumptions.

⁽³⁾ Includes vintage years 2006-present of Quarter Pooled Horizon IRRs.

⁽⁴⁾ Includes vintage years 2005-present of Quarter Pooled Horizon IRRs.

⁽⁵⁾ Includes vintage years 2007-present of Quarter Pooled Horizon IRRs.

F. Discount Rate

The discount rate used to measure the total pension liability was 8.10%. There was no change in the discount rate since the previous year. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers and the non-employer contributing entity are made at the statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term rate of return on pension plan investments is 8.10%. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

G. Discount Rate Sensitivity Analysis

The following schedule shows the impact of the Net Pension Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (8.10%) in measuring the 2020 Net Pension Liability:

	1% Decrease 7.1%	Current Discount Rate 8.1%	1% Increase 9.1%
Total pension liability	\$ 95,083,969	\$ 84,958,922	\$ 76,325,248
Fiduciary net position	<u>83,628,026</u>	<u>83,628,026</u>	<u>83,628,026</u>
Net pension liability/(asset)	<u>\$ 11,455,943</u>	<u>\$ 1,330,896</u>	<u>\$ (7,302,778)</u>

H. Change in the Net Pension Liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2018	\$ 80,187,033	\$ 71,992,606	\$ 8,194,427
Changes for the year:			
Service cost	1,725,525	-	1,725,525
Interest on total pension liability ⁽¹⁾	6,482,315	-	6,482,315
Effect of plan changes ⁽²⁾	-	-	-
Effect of economic/demographic gains or losses	406,823	-	406,823
Effect of assumptions changes or input	-	-	-
Refund of contributions	(48,208)	(48,208)	-
Benefit payments	(3,794,566)	(3,794,566)	-
Administrative expenses	-	(63,728)	63,728
Member contributions	-	915,832	(915,832)
Net investment income	-	11,822,754	(11,822,754)
Employer contributions	-	2,796,164	(2,796,164)
Other ⁽³⁾	<u>-</u>	<u>7,172</u>	<u>(7,172)</u>
Balance at 12/31/2019	<u>\$ 84,958,922</u>	<u>\$ 83,628,026</u>	<u>\$ 1,330,896</u>

⁽¹⁾ Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or

⁽²⁾ No plan changes valued.

⁽³⁾ Relates to allocation of system-wide items.

I. Pension Expense and Deferred Inflows and Outflows of Resources Related to Pensions

For the year ended December 31, 2020, the District recognized pension expense of \$2,360,020. As of December 31, 2020, the deferred inflows and outflows of resources are as follows:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual economic experience	\$ 92,325	\$ 369,022
Changes in actuarial assumptions	-	197,775
Difference between projected and actual investment earnings	1,985,581	-
Contributions subsequent to the measurement date	<u>-</u>	<u>3,746,990</u>
Total	<u>\$ 2,077,906</u>	<u>\$ 4,313,787</u>

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date in the amount of \$3,746,990 will be recognized as a reduction of the net pension liability for the year ended December 31, 2021.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended December 31,		
2021	\$(	322,910)
2022	(	400,580)
2023		330,775
2024	(	1,118,394)

VI. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS – RETIREE HEALTH PLAN

A. Plan Description.

The District provides postemployment medical benefits to eligible retirees and dependents qualifying as one of the eligible classes of dependents as described in the Plan provisions. To be eligible for coverage under the Plan, an employee must retire with the District and be eligible for retirement through the Plan provisions. Employees can retire at ages 60 with 8 or more years of service or with 30 years of service regardless of age or when the sum of their age and years of service equals 75 or more. Eligible retirees can elect to participate in the coverage provided by the District or receive a monthly payment from the District not to exceed a cap set by the Board of Directors.

The Plan is a single-employer defined benefit healthcare plan administered by the Chief Appraiser, his/her successor, or his/her designee. Separate financial statements for the Plan are not issued, but rather are included in the financial statements of the District.

B. Benefits and Contributions

Regular and full-time and probationary (introductory) employees automatically participate in the District’s Retiree Medical Insurance program.

Retirees of the District fall into two categories, each with different retiree insurance options.

1. Early retirees (those eligible to retire under TCDRS before reaching age 65) can, at their sole expense, participate in the medical insurance plans otherwise available to active TAD employees. If they continue, uninterrupted and with no lapse in payments, to participate in an active employee medical insurance plan until they reach age 65, they will, upon reaching age 65, become eligible to participate in the regular retiree insurance program available at the time. Ref Local Government Code Ch. 175.
2. Regular retirees (those eligible to retire under TCDRS on or after reaching age 65) will have one or more insurance or alternative plans available to them.

For both early and regular retirees, dependent insurance coverage will be available under each respective retiree category at the participating retiree’s sole expense. To the extent the District’s Board of Directors authorizes the aforementioned retiree medical insurance benefits, said benefits shall be governed by the applicable insurance plan(s) issued by the provider.

Retirees are responsible for payment of premiums for any dependent coverage, and the District pays the retirees premiums up to \$150. The District’s contributions to the OPEB for the year ended December 31, 2020, were \$135,027, which equal benefit payments for retirees.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	77
Active employees	<u>200</u>
Total	<u><u>277</u></u>

C. Actuarial Methods and Assumptions

Significant methods and assumptions were as follows:

Actuarial Valuation Date	January 1, 2019
Actuarial Cost Method	Entry Age Normal Cost Method
Inflation Rate	2.30%
Salary Increases	3.00% including inflation
Demographic Assumptions	The plan has not had a formal actuarial experience study performed
Mortality	Pre-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement. Post-retirement: PUB-2010 General Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement. Disability retirement: PUB-2010 Disabled Retirees Amount-Weighted Table with Mortality Improvement Scale MP-2020 on a generational basis with healthy annuitant rates after benefit commencement.
Health care cost trend rates	For Pre-65, initial rate of 6.30% declining to an ultimate rate of 3.80% after 54 years; Ultimate trend rate includes a .50% adjustment for the excise tax.
Participation rates	100% of employees who elect coverage while in active employment and who are eligible for retiree medical benefits are assumed to elect continued medical coverage in retirement
Discount rate	The discount rate changed from 2.74% as of December 31, 2019 to 2.12% as of December 31, 2020.

Projections of health benefits are based on the plan as understood by the District and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the District and its employees to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

D. Changes in the Total OPEB Liability

The District's total OPEB liability of \$9,788,870 was measured as of December 31, 2020 and was determined by an actuarial valuation as of December 31, 2019.

	Total OPEB Liability
Balance at 12/31/2019	\$ 8,561,542
Changes for the year:	
Service cost	430,664
Interest on total OPEB liability	244,549
Effect of assumptions changes or inputs	687,142
Benefit payments	(135,027)
Net changes	<u>1,227,328</u>
Balance at 12/31/2020	<u>\$ 9,788,870</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 2.74% to 2.12%.

E. Discount Rate Sensitivity Analysis

The following schedule shows the impact of the total OPEB liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (2.12%) in measuring the total OPEB liability.

	<u>1% Decrease in Discount Rate (1.12%)</u>	<u>Discount Rate (2.12%)</u>	<u>1% Increase in Discount Rate (3.12%)</u>
Total OPEB Liability	\$ 11,149,472	\$ 9,788,870	\$ 8,656,411

F. Healthcare Cost Trend Rate Sensitivity Analysis

The following schedule shows the impact of the total OPEB liability if the Healthcare Cost Trend Rate used was 1% less than and 1% greater than what was used in measuring the total OPEB liability.

	<u>1% Decrease</u>	<u>Current Trend Rate</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 8,296,944	\$ 9,788,870	\$ 11,688,569

G. OPEB Expense and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2020, the District recognized OPEB expense of \$984,404. At December 31, 2020, the District reported deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 245,167
Changes of assumptions	185,245	1,947,069
Contributions subsequent to the measurement date	-	135,027
Totals	<u>\$ 185,245</u>	<u>\$ 2,327,263</u>

Deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date in the amount of \$135,027 will be recognized as a reduction of the total OPEB liability for the year ended December 31, 2021.

Amounts reported as deferred inflows and outflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>For the Year Ended December 31,</u>	
2021	\$ 309,191
2022	309,191
2023	309,191
2024	362,969
2025	368,947
Thereafter	347,502

VII. LITIGATION

The District and Appraisal Review Board are defendants in a number of property owner appeals pursuant to Chapter 42 of the State Tax Code. Such legal proceedings allege that the appraised values placed on taxpayers' properties are excessive. The potential liability to the District in each of these appeals is for recovery of attorney's fees and court costs. The District believes that any ultimate liability on these appeals will not materially affect its financial position. No provision for the liability that might result from these appeals has been recorded in the basic financial statements.

VIII. RISK MANAGEMENT

Third party insurance is currently maintained to cover significant claims or losses such as property loss, business interruption, general liability, workers' compensation, and employee fidelity bond. At December 31, 2020, the District was participating in an intergovernmental self-insurance pool: the Texas Association Counties (TAC) Risk Management Pool for its general liability, workers' compensation insurance, and professional liability insurance.

The District had no significant reductions in insurance coverage for the year ended December 31, 2020. Settlement amounts have neither exceeded insurance coverage for the year ended December 31, 2020 nor for the preceding three years.

The District's coverage with TAC provides general liability coverage up to \$1,000,000 per occurrence with a \$25,000 deductible and professional liability insurance coverage up to \$2,000,000 per occurrence with a \$1,000 deductible. In addition to the aforementioned coverage, the District maintains third party group medical, dental, long-term disability and term life insurance for its active employees and group medical insurance or premium-equivalent payments for its eligible retirees.

IX. NEW ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) issued the following statements which become effective for fiscal years 2021, 2022, and 2023.

Statement No. 84, Fiduciary Activities – This Statement improves guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The focus is generally on whether a government is controlling the assets of the fiduciary activity and on the beneficiaries with whom a fiduciary relationship exists. This Statement will become effective for the District in fiscal year 2021.

Statement No. 87, Leases – This Statement will improve the accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities previously classified as operating leases. It establishes a single model for lease accounting based on the principle that leases are financing the right to use an underlying asset. Under the Statement a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resource, enhancing the relevance and consistency of information about leasing activities. This Statement will become effective for the District in fiscal year 2022.

Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period. This Statement will improve financial reporting by providing users of financial statements with more relevant information about capital assets and the cost of borrowing for a reporting period. The resulting information will also enhance comparability of information about capital assets and the cost of borrowing for a reporting period for both governmental activities and the business-type activities. This Statement will become effective for the District in fiscal year 2022.

Statement No. 91, Conduit Debt Obligations. This Statement will improve financial reporting by eliminating the existing option for issuers to report conduit debt obligations as their own liabilities, thereby ending significant diversity in practice. This Statement will become effective for the District in fiscal year 2023.

THIS PAGE LEFT BLANK INTENTIONALLY

**REQUIRED SUPPLEMENTARY
INFORMATION**

TARRANT APPRAISAL DISTRICT

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND
RELATED RATIOS FOR THE MEASUREMENT DATE

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Measurement Year December 31,	<u>2019</u>	<u>2018</u>
Total Pension Liability		
Service cost	\$ 1,725,525	\$ 1,624,925
Interest (on the total pension liability)	6,482,315	6,154,649
Effect of plan changes	-	-
Effect of assumption changes or inputs	-	-
Effect of economic/demographic (gains) or losses	406,823	(149,508)
Benefit payments/refunds of contributions	(3,842,774)	(3,534,061)
Net Change in Total Pension Liability	4,771,889	4,096,005
Total Pension Liability - Beginning	<u>80,187,033</u>	<u>76,091,026</u>
Total Pension Liability - Ending (a)	<u>\$ 84,958,922</u>	<u>\$ 80,187,031</u>
Plan Fiduciary Net Position		
Contributions - Employer	\$ 2,796,164	\$ 1,537,954
Contributions - Employee	915,832	897,140
Investment income net of investment expenses	11,822,754	(1,401,615)
Benefit payments/refunds of contributions	(3,842,774)	(3,534,061)
Administrative expense	(63,728)	(57,825)
Other	7,172	(25,251)
Net Change in Plan Fiduciary Net Position	11,635,420	(2,583,658)
Plan Fiduciary Net Position - Beginning	<u>71,992,606</u>	<u>74,576,262</u>
Plan Fiduciary Net Position - Ending (b)	<u>\$ 83,628,026</u>	<u>\$ 71,992,604</u>
Net Pension Liability - Ending (a) - (b)	\$ 1,330,896	\$ 8,194,427
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	98.43%	89.78%
Covered Payroll	\$ 13,083,310	\$ 12,816,282
Net Pension Liability as a Percentage of Covered Payroll	10.17%	63.94%

Notes to Schedule:

As of December 31, 2019 - Measurement Date

Benefit changes - there were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

Changes of assumptions - there was a change of assumptions or other inputs that affected measurement of the total pension liability during the measurement period.

- This schedule is required to have 10 years of information, but the information prior to 2014 is not available.

	2017	2016	2015	2014
\$	1,683,553	\$ 1,647,625	\$ 1,498,743	\$ 1,441,124
	5,751,619	5,352,246	5,087,466	4,798,922
	248,833	-	(288,566)	-
	494,437	-	746,578	-
	108,908	(13,101)	(865,983)	(420,587)
(	<u>2,982,750</u>)	<u>(2,883,237)</u>	<u>(2,637,140)</u>	<u>(2,387,687)</u>
	5,304,600	4,103,533	3,541,098	3,431,772
	<u>70,786,426</u>	<u>66,682,893</u>	<u>63,141,795</u>	<u>59,710,023</u>
\$	<u>76,091,026</u>	\$ <u>70,786,426</u>	\$ <u>66,682,893</u>	\$ <u>63,141,795</u>
\$	1,775,893	\$ 1,306,552	\$ 1,680,971	\$ 3,231,556
	873,076	846,056	814,511	792,505
	9,543,784	4,556,203	(797,417)	3,876,826
(	<u>2,982,750</u>)	<u>(2,883,237)</u>	<u>(2,637,140)</u>	<u>(2,387,687)</u>
(	49,596)	(49,575)	(44,822)	(46,484)
(	<u>4,941</u>)	<u>111,257</u>	<u>(297,833)</u>	<u>(308,227)</u>
	9,155,466	3,887,256	(1,281,730)	5,158,489
	<u>65,420,796</u>	<u>61,533,540</u>	<u>62,815,270</u>	<u>57,656,781</u>
\$	<u>74,576,262</u>	\$ <u>65,420,796</u>	\$ <u>61,533,540</u>	\$ <u>62,815,270</u>
\$	1,514,764	\$ 5,365,630	\$ 5,149,353	\$ 326,525
	98.01%	92.42%	92.28%	99.48%
\$	12,472,519	\$ 12,086,514	\$ 11,635,867	\$ 11,321,501
	12.14%	44.39%	44.25%	2.88%

TARRANT APPRAISAL DISTRICT

SCHEDULE OF EMPLOYER CONTRIBUTIONS

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Fiscal Year Ended December 31,	<u>2020</u>	<u>2019</u>
Actuarially determined contribution	\$ 1,671,990	\$ 1,596,164
Contributions in relation to the actuarially determined contribution	<u>3,746,990</u>	<u>2,796,164</u>
Contribution deficiency (excess)	\$ <u>(2,075,000)</u>	\$ <u>(1,200,000)</u>
 Covered payroll	 \$ 13,933,253	 \$ 13,083,310
 Contributions as a percentage of covered payroll	 26.89%	 21.37%

Notes to Schedule:

Valuation date:

Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll, closed
Remaining amortization period	10.0 years (based on contribution rate calculated in 12/31/2019)
Asset valuation method	5-year smoothed market
Inflation	2.75%
Salary increases	Varies by age and service. 4.9% average over career including inflation.
Investment rate of return	8.00% net of administrative and investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
 Mortality	 130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.

Changes in Assumptions and Methods Reflected in the Schedule of Employer Contribution: 2015: New inflation, mortality and other assumptions were reflected. 2017: New mortality

Changes in Plan Provisions Reflected in the Schedule of Employer Contributions: 2015: No changes in plan provisions were reflected in the Schedule. 2016: No changes in plan provisions were reflected in the Schedule. 2017: New Annuity Purchase Rates were reflected for benefits earned after 2017. 2018: Employer contributions reflect that a 1% flat COLA was adopted 2019: No changes in plan provisions were reflected in the Schedule.

- This schedule is required to have 10 years of information, but the information prior to 2014 is not available.

2018	2017	2016	2015	2014
\$ 1,537,954	\$ 1,495,893	\$ 1,363,724	\$ 1,572,556	\$ 1,461,967
<u>1,537,954</u>	<u>1,775,893</u>	<u>1,680,971</u>	<u>3,231,556</u>	<u>2,377,967</u>
\$ <u>-</u>	\$ <u>(280,000)</u>	\$ <u>(317,247)</u>	\$ <u>(1,659,000)</u>	\$ <u>(916,000)</u>
\$ 12,816,282	\$ 12,000,762	\$ 11,668,775	\$ 11,154,951	\$ 11,185,667
12.00%	14.80%	14.41%	28.97%	21.26%

TARRANT APPRAISAL DISTRICT

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND
RELATED RATIOS FOR THE MEASUREMENT DATE

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

Measurement Year December 31,	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total OPEB Liability			
Service cost	\$ 430,664	\$ 284,623	\$ 266,887
Interest (on the total OPEB liability)	244,549	254,959	213,672
Effect of economic/demographic gains or losses	-	331,191	-
Effect of assumption charges or inputs	687,142	1,822,558	(364,514)
Benefit payments/refunds of contributions	<u>(135,027)</u>	<u>(130,010)</u>	<u>(123,600)</u>
Net Change in Total OPEB Liability	1,227,328	2,563,321	(7,555)
Total OPEB Liability - Beginning	<u>8,561,542</u>	<u>5,998,221</u>	<u>6,005,776</u>
Total OPEB Liability - Ending (a)	<u>\$ 9,788,870</u>	<u>\$ 8,561,542</u>	<u>\$ 5,998,221</u>
Covered-employee Payroll	\$ 11,910,912	\$ 12,466,068	\$ 12,300,974
Total OPEB Liability as a Percentage of Covered-employee Payroll	82.18%	68.68%	48.76%

Notes to Schedule:

- No assets are accumulated in a trust for the OPEB plan to pay related benefits that meets the criteria in paragraph 4 of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.
- This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

TARRANT APPRAISAL DISTRICT

GENERAL FUND - BUDGETARY COMPARISON SCHEDULE

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget
	Original	Final		Positive (Negative)
REVENUES				
Assessments	\$ 25,155,885	25,155,885	\$ 24,149,814	\$(1,006,071)
Interest income	200,000	200,000	271,005	71,005
911 district contract payment	167,908	167,908	167,908	-
Contingencies	150,000	150,000	-	(150,000)
Rendition penalty payments	150,000	150,000	156,867	6,867
Sale of public information materials and miscellaneous income	5,200	5,200	5,059	(141)
Total revenues	<u>25,828,993</u>	<u>25,828,993</u>	<u>24,750,653</u>	<u>(1,078,340)</u>
EXPENDITURES				
Current				
Appraisal services				
Salaries and related benefits	19,459,363	21,534,363	19,745,948	1,788,415
Materials and supplies	522,167	522,167	545,683	(23,516)
Professional services	3,065,174	3,065,174	2,726,443	338,731
Rents and leases	12,139	12,139	11,435	704
Utilities	135,198	135,198	137,579	(2,381)
Postage	1,274,659	1,274,659	628,146	646,513
Repairs and maintenance	113,237	113,237	135,485	(22,248)
Printing	36,790	36,790	24,567	12,223
Software fees	550,004	550,004	549,145	859
Contingencies	100,000	100,000	-	100,000
Other	357,347	357,347	235,780	121,567
Debt service				
Principal retirement	2,100	2,100	512	1,588
Interest charges	100	100	10	90
Capital outlay	200,715	737,919	632,868	105,051
Total expenditures	<u>25,828,993</u>	<u>28,441,197</u>	<u>25,373,601</u>	<u>3,067,596</u>
Net change in fund balance	-	(2,612,204)	(622,948)	1,989,256
Fund balances, beginning of year	<u>11,180,422</u>	<u>11,180,422</u>	<u>11,180,422</u>	<u>-</u>
Fund balance, end of year	\$ <u>11,180,422</u>	\$ <u>8,568,218</u>	\$ <u>10,557,474</u>	\$ <u>1,989,256</u>

Note: The basis of accounting for budgetary purposes is the same as GAAP.

THIS PAGE LEFT BLANK INTENTIONALLY

**OTHER SUPPLEMENTARY
INFORMATION**

THIS PAGE LEFT BLANK INTENTIONALLY

TARRANT APPRAISAL DISTRICT

GENERAL FUND - SCHEDULE OF CERTIFICATES OF DEPOSIT

DECEMBER 31, 2020

<u>Financial Institution</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Principal Amount</u>
Independent Bank	10/24/2020	11/24/2021	0.30%	\$ 535,890
EECU	10/31/2020	10/31/2021	0.80%	248,000
Legend Bank	12/16/2020	12/16/2021	0.40%	248,351
Texas Exchange Bank	4/3/2020	4/3/2021	1.75%	248,000
First Financial Bank	12/1/2020	5/31/2021	0.30%	<u>2,500,000</u>
Total				\$ <u>3,780,241</u>

TARRANT APPRAISAL DISTRICT

GENERAL FUND - SCHEDULE OF EXPENDITURES BY DEPARTMENT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

	<u>Residential Appraisal</u>	<u>Personal Property Appraisal</u>	<u>Commercial and Special</u>	<u>Information Systems</u>
CURRENT				
Salaries and related benefits				
Salaries	\$ 3,064,541	\$ 1,574,611	\$ 3,156,303	\$ 1,540,852
Employee benefits - pensions	395,185	202,583	400,962	182,493
Employee benefits - insurance	454,783	247,181	450,686	160,792
Auto allowances	<u>277,495</u>	<u>138,455</u>	<u>234,507</u>	<u>2,519</u>
Total salaries and related benefits	<u>4,192,004</u>	<u>2,162,830</u>	<u>4,242,458</u>	<u>1,886,656</u>
Materials and supplies				
Office supplies	2,637	1,911	11,839	14,162
Computer supplies	-	-	655	98,283
Mapping supplies	-	-	-	-
Janitorial supplies	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total materials and supplies	<u>2,637</u>	<u>1,911</u>	<u>12,494</u>	<u>112,445</u>
Professional services				
Legal fees and litigation charges	-	-	-	-
Other	<u>-</u>	<u>274,500</u>	<u>-</u>	<u>153,010</u>
Total professional services	<u>-</u>	<u>274,500</u>	<u>-</u>	<u>153,010</u>
Rents and leases				
Building leases	-	-	-	-
Furniture and equipment rental	<u>-</u>	<u>-</u>	<u>-</u>	<u>286</u>
Total rents and leases	<u>-</u>	<u>-</u>	<u>-</u>	<u>286</u>
Utilities				
Electricity	-	-	-	-
Telephone	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total utilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Postage	29,041	4,449	3,499	6,730
Repairs and maintenance	-	-	1,601	73,465
Printing	1,771	60	179	70
Software fees	-	-	-	549,145
Other				
Travel, training and tuition	824	3,059	5,632	3,113
Reproduction costs	-	-	-	-
Dues and subscriptions	4,516	14,484	111,527	4,346
Advertising	-	-	-	1,518
Insurance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other	<u>5,340</u>	<u>17,543</u>	<u>117,159</u>	<u>8,977</u>
Debt service				
Capital lease - principal retirement	-	-	-	-
Capital lease - interest charges	-	-	-	-
Capital outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,325</u>
Total expenditures	<u>\$ 4,230,793</u>	<u>\$ 2,461,293</u>	<u>\$ 4,377,390</u>	<u>\$ 2,816,109</u>

Support Services	Land Management	Appraisal Review Board	Administration	General Operations	Total
\$ 1,971,530	\$ 263,760	\$ 16,542	\$ 1,247,961	\$ 410,721	\$ 13,246,821
228,764	31,183	-	149,029	2,106,919	3,697,118
417,971	37,751	291	180,774	173,109	2,123,338
5,038	-	-	14,611	6,046	678,671
<u>2,623,303</u>	<u>332,694</u>	<u>16,833</u>	<u>1,592,375</u>	<u>2,696,795</u>	<u>19,745,948</u>
15,936	-	5,392	11,042	16,159	79,078
-	-	-	-	41,971	140,909
-	299,926	-	-	8,007	307,933
-	-	-	-	17,763	17,763
<u>15,936</u>	<u>299,926</u>	<u>5,392</u>	<u>11,042</u>	<u>83,900</u>	<u>545,683</u>
-	-	21,348	180,145	1,148,390	1,349,883
12,220	-	624,308	3,304	309,218	1,376,560
<u>12,220</u>	<u>-</u>	<u>645,656</u>	<u>183,449</u>	<u>1,457,608</u>	<u>2,726,443</u>
-	-	-	-	11,149	11,149
-	-	-	-	-	286
-	-	-	-	11,149	11,435
-	-	-	-	47,678	47,678
-	-	-	-	89,901	89,901
-	-	-	-	137,579	137,579
60,984	-	53,795	3,630	466,018	628,146
9,130	-	-	-	51,289	135,485
620	-	5,798	305	15,764	24,567
-	-	-	-	-	549,145
2,122	-	26,765	4,984	2,999	49,498
1,248	-	-	-	-	1,248
544	-	-	2,794	4,023	142,234
11,761	-	-	5,237	-	18,516
-	-	-	-	24,284	24,284
<u>15,675</u>	<u>-</u>	<u>26,765</u>	<u>13,015</u>	<u>31,306</u>	<u>235,780</u>
-	-	-	-	512	512
-	-	-	-	10	10
-	-	-	-	607,543	632,868
<u>\$ 2,737,868</u>	<u>\$ 632,620</u>	<u>\$ 754,239</u>	<u>\$ 1,803,816</u>	<u>\$ 5,559,473</u>	<u>\$ 25,373,601</u>

THIS PAGE LEFT BLANK INTENTIONALLY

STATISTICAL SECTION

THIS PAGE LEFT BLANK INTENTIONALLY

TARRANT APPRAISAL DISTRICT

STATISTICAL SECTION (UNAUDITED)

This section of the Tarrant Appraisal District's Comprehensive Annual Financial Report is intended to serve as background context for the financial statements, note disclosures, and requirement supplementary information contained elsewhere in this report.

Tarrant Appraisal District Financial Trends

Tables 1 through 5 present multi-year financial data encompassing the District's net position, General Fund balances, and revenues and expenditures. In reviewing this, it should be noted that the District is statutorily prohibited from incurring bonded indebtedness, with its only currently outstanding debt being a capital lease for its office building and a capital lease for machinery. Table 5 depicts the annual assessments or funds paid, pursuant to the Texas Property Code, by the various taxing entities in Tarrant County to fund the District's annual budget.

Tarrant County Taxing Entity Trends

Tables 6 through 8 provide multi-year financial data regarding appraised values, property tax rates, and property tax levies for each of the taxing entities the District serves.

Demographic and Economic Operating Information

Tables 9 through 11 identify changes which have occurred over time, in both the top ten property values and employers as well as county-wide population, school enrollment, per capita income, and other trends.

Tarrant Appraisal District Operating Information

Tables 12 through 14 contain information about the District's staffing, workload, and capital assets.

Tarrant Appraisal District Debt Information

Table 15 provides information about the District's only outstanding debt, a capital lease for an office building and a capital lease for a folder/insert machine.

TARRANT APPRAISAL DISTRICT

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Governmental activities				
Net investment in capital assets	\$ 1,660,882	\$ 2,118,497	\$ 2,109,408	\$ 2,939,181
Unrestricted net position (deficit)	<u>(164,783)</u>	<u>(307,216)</u>	<u>972,434</u>	<u>686,182</u>
Total governmental activities net position (deficit)	<u>\$ 1,496,099</u>	<u>\$ 1,811,281</u>	<u>\$ 3,081,842</u>	<u>\$ 3,625,363</u>
Total primary government net position (deficit)	<u>\$ 1,496,099</u>	<u>\$ 1,811,281</u>	<u>\$ 3,081,842</u>	<u>\$ 3,625,363</u>

Source: Comprehensive Annual Financial Reports

* For 2011 through 2016, the amounts included in restricted on this table have been reclassified as unrestricted net position in order to conform to the 2017 financial statement presentation. These reclassifications had no effect on changes in net position.

TABLE 1

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 3,002,480 <u>4,042,668</u>	\$ 2,698,000 <u>2,479,234</u>	\$ 2,493,983 <u>1,638,769</u>	\$ 2,463,724 <u>2,249,980</u>	\$ 3,210,870 <u>795,825</u>	\$ 3,550,133 <u>1,736,545</u>
<u>\$ 7,045,148</u>	<u>\$ 5,177,234</u>	<u>\$ 4,132,752</u>	<u>\$ 4,713,704</u>	<u>\$ 4,006,695</u>	<u>\$ 5,286,678</u>
<u>\$ 7,045,148</u>	<u>\$ 5,177,234</u>	<u>\$ 4,132,752</u>	<u>\$ 4,713,704</u>	<u>\$ 4,006,695</u>	<u>\$ 5,286,678</u>

TARRANT APPRAISAL DISTRICT

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Expenses				
Governmental activities				
Appraisal services	\$ 18,576,287	\$ 19,517,045	\$ 18,947,524	\$ 20,619,770
Interest on long-term debt	<u>33,722</u>	<u>22,158</u>	<u>8,545</u>	<u>4,204</u>
Total governmental activities expenses	<u>18,610,009</u>	<u>19,539,203</u>	<u>18,956,069</u>	<u>20,623,974</u>
Total primary government expenses	<u>18,610,009</u>	<u>19,539,203</u>	<u>18,956,069</u>	<u>20,623,974</u>
Program revenues				
Governmental activities				
Charges for services	<u>19,278,295</u>	<u>19,825,981</u>	<u>20,200,753</u>	<u>21,148,611</u>
Total governmental activities program revenues	<u>19,278,295</u>	<u>19,825,981</u>	<u>20,200,753</u>	<u>21,148,611</u>
Total primary government program revenues	<u>19,278,295</u>	<u>19,825,981</u>	<u>20,200,753</u>	<u>21,148,611</u>
Net revenue (expense)	<u>668,286</u>	<u>286,778</u>	<u>1,244,684</u>	<u>524,637</u>
Interest income	<u>18,747</u>	<u>28,404</u>	<u>25,877</u>	<u>18,884</u>
Change in net position	687,033	315,182	1,270,561	543,521
Net position (deficit) - beginning of year	<u>809,066</u>	<u>1,496,099</u>	<u>1,811,281</u>	<u>3,081,842</u>
Prior period adjustment	-	-	-	-
Net position - beginning of year, as restated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net position (deficit) - end of year	<u>\$ 1,496,099</u>	<u>\$ 1,811,281</u>	<u>\$ 3,081,842</u>	<u>\$ 3,625,363</u>

Source: Comprehensive Annual Financial Reports

TABLE 2

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 19,197,420 <u>2,913</u>	\$ 21,887,030 <u>1,514</u>	\$ 22,833,310 <u>669</u>	\$ 22,785,919 <u>359</u>	\$ 25,609,083 <u>185</u>	\$ 24,670,660 <u>10</u>
<u>19,200,333</u>	<u>21,888,544</u>	<u>22,833,979</u>	<u>22,786,278</u>	<u>25,609,268</u>	<u>24,670,670</u>
<u>19,200,333</u>	<u>21,888,544</u>	<u>22,833,979</u>	<u>22,786,278</u>	<u>25,609,268</u>	<u>24,670,670</u>
<u>21,394,460</u>	<u>19,984,050</u>	<u>21,738,280</u>	<u>23,582,057</u>	<u>24,630,331</u>	<u>24,479,648</u>
<u>21,394,460</u>	<u>19,984,050</u>	<u>21,738,280</u>	<u>23,582,057</u>	<u>24,630,331</u>	<u>24,479,648</u>
<u>21,394,460</u>	<u>19,984,050</u>	<u>21,738,280</u>	<u>23,582,057</u>	<u>24,630,331</u>	<u>24,479,648</u>
<u>2,194,127</u> <u>22,980</u>	(<u>1,904,494</u>) <u>36,580</u>	(<u>1,095,699</u>) <u>51,217</u>	<u>795,779</u> <u>130,453</u>	(<u>978,937</u>) <u>271,928</u>	(<u>191,022</u>) <u>271,005</u>
2,217,107	(1,867,914)	(1,044,482)	926,232	(707,009)	79,983
<u>3,625,363</u>	<u>7,045,148</u>	<u>5,177,234</u>	<u>4,132,752</u>	<u>4,713,704</u>	<u>5,206,695</u>
1,202,678	-	-	(345,280)	-	-
<u>4,828,041</u>	<u>-</u>	<u>-</u>	<u>3,787,472</u>	<u>4,713,704</u>	<u>5,206,695</u>
\$ <u>7,045,148</u>	\$ <u>5,177,234</u>	\$ <u>4,132,752</u>	\$ <u>4,713,704</u>	\$ <u>4,006,695</u>	\$ <u>5,286,678</u>

TARRANT APPRAISAL DISTRICT

FUND BALANCES - GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
General Fund				
Nonspendable for prepaid expenditures	\$ 160,077	\$ 191,459	\$ 224,356	\$ 473,539
Committed for software purchase	1,264,268	1,814,268	2,114,268	1,642,768
Committed for building maintenance	150,000	150,000	175,000	200,000
Committed for technology	-	150,000	150,000	150,000
Committed for pension liability	-	-	-	-
Unassigned	<u>3,323,195</u>	<u>3,330,823</u>	<u>4,524,215</u>	<u>4,856,597</u>
 Total general fund	 <u>\$ 4,897,540</u>	 <u>\$ 5,636,550</u>	 <u>\$ 7,187,839</u>	 <u>\$ 7,322,904</u>

Source: Comprehensive Annual Financial Reports

* For 2011, 2012, and 2013, the amounts included in reserved on this table have been classified as committed on the balance sheet for governmental funds due to the adoption of GASB 54 in 2011.

TABLE 3

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
\$ 96,794	\$ 351,990	\$ 63,191	\$ 120,081	\$ 107,881	\$ 251,400
1,942,768	1,942,768	1,942,768	1,942,768	1,390,458	1,390,458
200,000	200,000	200,000	250,000	250,000	250,000
250,000	195,000	250,000	350,000	350,000	350,000
-	-	-	-	825,000	-
<u>6,707,948</u>	<u>5,959,167</u>	<u>6,340,335</u>	<u>7,900,809</u>	<u>8,257,083</u>	<u>8,315,616</u>
<u>\$ 9,197,510</u>	<u>\$ 8,648,925</u>	<u>\$ 8,796,294</u>	<u>\$ 10,563,658</u>	<u>\$ 11,180,422</u>	<u>\$ 10,557,474</u>

TARRANT APPRAISAL DISTRICT

CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues				
Assessments	\$ 19,315,813	\$ 19,538,983	\$ 19,888,857	\$ 20,669,173
Less refunds	(320,015)	-	-	(600,457)
Interest income	18,747	28,404	25,877	18,884
911 District contract payment	150,000	150,000	150,000	150,000
Rendition penalty payments	125,710	127,544	154,465	131,359
Sale of public information and miscellaneous income	<u>6,787</u>	<u>9,454</u>	<u>7,431</u>	<u>798,536</u>
Total revenues	<u>19,297,042</u>	<u>19,854,385</u>	<u>20,226,630</u>	<u>21,167,495</u>
Expenditures				
Appraisal services				
Salaries and related benefits	14,223,669	15,164,729	15,174,395	16,572,903
Materials and supplies	148,221	173,253	162,225	164,722
Professional services	1,666,229	1,801,630	1,834,303	1,968,341
Software fees	331,670	423,157	403,015	10,177
Rents and leases	12,335	10,255	10,253	242,711
Utilities	196,729	215,294	246,586	368,972
Postage	270,821	266,397	270,243	139,110
Repairs and maintenance	181,649	125,758	136,221	15,023
Printing	25,028	46,264	19,340	356,722
Other	147,388	154,532	166,772	154,595
Debt service				
Capital lease - principal retirement	282,010	305,871	172,256	18,820
Capital lease - interest charges	35,614	24,120	9,586	4,210
Capital outlay	<u>708,840</u>	<u>483,863</u>	<u>70,146</u>	<u>1,016,124</u>
Total expenditures	<u>18,230,203</u>	<u>19,195,123</u>	<u>18,675,341</u>	<u>21,032,430</u>
Excess (deficiency) of revenues over (under) expenditures	1,066,839	659,262	1,551,289	135,065
Other financing sources (uses)				
Capital lease proceeds	<u>18,500</u>	<u>79,748</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ 1,085,339</u>	<u>\$ 739,010</u>	<u>\$ 1,551,289</u>	<u>\$ 135,065</u>
Debt service as a percentage of non-capital expenditures	1.8%	1.8%	1.0%	0.1%

Source: Comprehensive Annual Financial Reports

TABLE 4

2015	2016	2017	2018	2019	2020
\$ 21,082,331	\$ 20,807,527	\$ 21,420,070	\$ 23,262,414	\$ 24,290,337	\$ 25,155,885
-	(1,139,497)	-	-	-	(1,006,071)
22,980	36,580	51,217	130,453	271,928	271,005
150,000	150,000	150,000	150,000	167,908	167,908
158,074	148,554	161,174	160,360	164,934	156,867
<u>4,055</u>	<u>17,466</u>	<u>7,036</u>	<u>9,283</u>	<u>7,152</u>	<u>5,059</u>
<u>21,417,440</u>	<u>20,020,630</u>	<u>21,789,497</u>	<u>23,712,510</u>	<u>24,902,259</u>	<u>24,750,653</u>
15,400,439	15,640,843	16,664,766	17,028,077	18,505,206	19,745,948
243,714	237,081	150,027	640,368	506,651	545,683
2,094,331	3,180,066	3,264,200	2,588,616	2,792,205	2,726,443
564,169	449,176	515,503	475,679	581,087	549,145
10,365	10,926	10,358	16,769	21,535	11,435
303,887	174,311	144,970	143,300	138,194	137,579
212,114	434,201	455,460	401,166	424,723	628,146
131,898	216,918	128,119	110,299	117,585	135,485
12,891	23,341	28,493	34,899	43,603	24,567
194,535	179,322	176,438	210,056	204,766	235,780
20,110	21,516	12,646	1,691	1,903	512
2,920	1,514	642	397	185	10
<u>351,461</u>	<u>-</u>	<u>95,755</u>	<u>293,829</u>	<u>947,852</u>	<u>632,868</u>
<u>19,542,834</u>	<u>20,569,215</u>	<u>21,647,377</u>	<u>21,945,146</u>	<u>24,285,495</u>	<u>25,373,601</u>
1,874,606	(548,585)	142,120	1,767,364	616,764	(622,948)
<u>-</u>	<u>-</u>	<u>5,249</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 1,874,606</u>	<u>\$(548,585)</u>	<u>\$ 147,369</u>	<u>\$ 1,767,364</u>	<u>\$ 616,764</u>	<u>\$(622,948)</u>
0.1%	0.1%	0.1%	0.0%	0.0%	0.0%

TARRANT APPRAISAL DISTRICT

ASSESSMENTS TO TAXING ENTITIES

**LAST TEN FISCAL YEARS
(UNAUDITED)**

Taxing Entity	2011	2012	2013	2014
School Districts				
Aledo	\$ 11,926	\$ 11,194	\$ 11,584	\$ 12,407
Arlington	1,574,159	1,528,003	1,553,779	1,629,073
Azle	104,675	103,314	97,318	101,073
Birdville	604,707	604,526	615,829	641,204
Burleson	108,229	107,926	104,789	103,424
Carroll	483,507	478,071	482,652	502,363
Castleberry	39,476	39,064	39,999	39,938
Crowley	420,539	423,185	462,300	472,013
Eagle Mountain/Saginaw	548,366	565,451	561,794	591,127
Everman	85,171	82,621	91,871	98,304
Fort Worth	2,046,982	2,077,361	2,127,995	2,223,399
Godley	5,326	5,890	5,203	4,748
Grapevine/Colleyville	818,557	832,059	850,166	879,466
Hurst/Euless/Bedford	667,258	721,349	728,436	752,212
Keller	1,022,944	1,041,189	1,054,175	1,123,387
Kennedale	90,150	91,212	90,576	91,734
Lake Worth	70,807	71,565	71,442	71,880
Lewisville	8,614	7,351	7,419	8,020
Mansfield	794,266	805,383	834,931	853,890
Northwest	373,613	385,336	381,603	392,884
White Settlement	139,416	144,187	156,902	141,863
Total schools	10,018,688	10,126,237	10,330,763	10,734,409
Cities				
Arlington	689,354	684,172	698,885	721,355
Azle	20,713	20,239	20,168	21,262
Bedford	86,912	88,029	88,568	89,936
Benbrook	59,925	59,979	63,291	64,170
Blue Mound	3,003	3,145	3,170	3,325
Burleson	21,661	21,528	21,997	22,286
Colleyville	82,349	80,475	81,600	84,739
Crowley	29,059	28,371	28,837	31,469
Dalworthington Gardens	4,930	4,901	5,263	5,231
Edgecliff Village	3,075	3,451	3,203	3,207
Euless	74,108	76,612	79,471	83,466
Everman	7,883	7,829	8,086	9,123
Flower Mound	2,745	2,344	2,322	2,488
Forest Hill	22,534	22,095	21,500	22,007
Fort Worth	2,126,723	2,148,651	2,184,303	2,276,090

TABLE 5

	2015	2016	2017	2018	2019	2020
\$	13,871	\$ 17,495	\$ 18,367	\$ 21,112	\$ 22,708	\$ 23,667
	1,710,407	1,720,779	1,738,803	1,870,364	1,990,940	2,031,960
	99,417	93,837	91,571	104,873	110,664	112,284
	646,860	622,619	640,733	710,587	748,540	758,348
	108,203	106,422	106,931	128,861	135,992	136,742
	518,335	515,550	547,133	593,672	624,570	606,949
	40,042	36,108	40,066	46,036	52,701	55,856
	477,346	452,267	464,858	523,479	551,457	563,692
	618,471	593,494	611,560	668,507	745,164	794,686
	97,011	93,729	96,865	99,203	105,964	108,457
	2,225,989	2,196,811	2,238,079	2,448,221	2,553,527	2,617,025
	5,364	5,320	5,441	5,883	6,138	6,126
	884,995	849,149	946,929	1,031,794	1,073,667	1,061,351
	764,995	751,100	766,469	832,555	888,503	917,367
	1,168,192	1,153,686	1,230,849	1,358,160	1,404,807	1,370,108
	95,650	91,266	92,922	100,229	105,725	105,909
	73,965	69,936	72,360	79,430	86,446	85,333
	7,880	9,001	10,187	12,851	15,487	20,351
	877,229	855,529	886,148	1,001,481	1,037,316	1,036,201
	417,119	431,777	458,501	529,317	631,605	671,433
	148,807	137,080	139,126	148,920	158,292	168,951
	<u>11,000,148</u>	<u>10,802,955</u>	<u>11,203,898</u>	<u>12,315,535</u>	<u>13,050,213</u>	<u>13,252,796</u>
	723,820	712,102	731,589	795,561	837,636	876,201
	21,284	20,927	21,973	23,688	25,360	26,770
	89,594	86,877	90,118	104,259	116,600	122,616
	63,496	63,115	60,741	64,207	67,236	68,388
	3,447	3,555	3,716	3,955	4,262	4,317
	24,929	25,327	25,713	27,985	29,116	29,730
	85,298	82,830	82,692	89,122	87,837	85,603
	32,075	32,295	31,930	34,018	35,140	38,916
	5,072	4,824	4,999	6,652	9,941	9,904
	3,144	2,735	2,647	3,160	3,205	3,255
	84,923	84,316	88,505	98,685	104,751	110,873
	9,185	8,871	9,526	10,347	10,718	11,889
	2,379	2,711	3,218	4,012	4,811	6,594
	21,536	20,176	22,103	24,369	26,869	30,355
	2,325,205	2,328,737	2,371,210	2,534,140	2,640,741	2,741,317

TARRANT APPRAISAL DISTRICT

ASSESSMENTS TO TAXING ENTITIES

LAST TEN FISCAL YEARS
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
Cities				
Grand Prairie	\$ 191,149	\$ 196,647	\$ 197,174	\$ 214,129
Grapevine	128,682	128,796	129,172	132,543
Haltom City	60,121	62,003	63,787	68,634
Haslet	28,057	9,773	9,398	8,730
Hurst	77,513	76,346	81,075	84,083
Keller	108,154	107,762	110,605	115,104
Kennedale	23,255	24,210	23,888	25,220
Lakeside	2,377	2,334	2,327	2,380
Lake Worth	11,211	10,699	10,947	11,026
Mansfield	179,101	181,065	186,448	195,181
North Richland Hills	128,185	126,167	137,905	143,306
Pantego	5,614	6,055	6,147	6,265
Pelican Bay	1,740	1,499	1,481	1,500
Reno	167	182	191	195
Richland Hills	17,967	17,639	17,464	18,483
River Oaks	11,448	11,331	11,332	11,553
Roanoke	1,883	1,924	1,805	1,899
Saginaw	33,647	35,008	34,959	38,458
Sansom Park	3,932	4,277	4,271	4,374
Southlake	155,358	153,696	158,393	164,240
Trophy Club	2,413	2,374	2,323	2,508
Watauga	35,271	34,809	34,881	35,179
Westlake	7,974	8,781	7,959	8,379
Westover Hills	9,865	10,616	10,831	10,996
Westworth Village	4,647	4,409	4,707	5,251
White Settlement	21,468	23,204	23,087	23,732
Total cities	4,486,173	4,493,427	4,583,221	4,773,502
Other				
Tarrant County	1,989,634	1,993,474	2,016,376	2,087,270
Emergency Services District #1	23,775	23,276	21,630	23,935
Hospital District	1,718,705	1,722,619	1,743,607	1,807,396
College District	1,038,200	1,120,354	1,133,306	1,179,425
Regional Water District	53,293	53,789	54,516	56,717
Live Oak Creek MUD	772	1,129	1,494	1,977
Trophy Club MUD	3,537	3,061	2,261	2,416
Viridian Mgmt District	-	1,617	1,683	2,126
Total other	4,827,916	4,919,319	4,974,873	5,161,262
Total all	\$ 19,332,777	\$ 19,538,983	\$ 19,888,857	\$ 20,669,173

TABLE 5

	2015	2016	2017	2018	2019	2020
\$	220,560	\$ 219,508	\$ 229,223	\$ 248,956	\$ 261,734	\$ 273,835
	128,633	125,846	117,556	127,208	132,789	136,551
	69,000	66,681	69,055	73,071	76,025	84,454
	9,770	11,827	12,459	13,206	13,413	12,127
	83,989	80,411	81,846	87,396	90,273	96,291
	116,608	114,772	120,179	125,106	124,298	120,131
	25,033	25,799	24,979	27,345	26,980	29,201
	2,380	2,216	2,419	2,654	2,782	3,107
	10,870	10,921	10,471	11,237	11,074	10,978
	199,723	202,063	211,719	235,586	237,513	248,595
	145,196	141,877	147,733	159,738	165,061	168,170
	6,129	5,919	6,086	6,732	7,102	7,425
	1,638	1,619	1,514	1,602	1,733	2,402
	183	180	161	185	188	192
	18,276	18,049	20,467	21,602	21,887	17,851
	11,584	11,031	10,867	11,446	11,791	12,060
	1,966	1,796	1,932	2,304	2,826	2,738
	38,507	40,446	40,826	42,685	45,729	49,167
	4,405	4,084	4,559	4,982	6,222	6,143
	159,133	158,940	164,985	174,659	177,875	166,761
	2,538	2,432	2,823	2,919	2,983	3,120
	35,611	35,390	37,697	39,995	41,799	42,786
	8,303	8,344	8,408	8,636	10,207	11,391
	10,825	10,244	10,594	10,897	11,297	11,778
	5,366	5,816	5,772	6,541	6,755	7,374
	26,879	26,660	27,861	30,352	33,190	37,371
	<u>4,838,492</u>	<u>4,812,269</u>	<u>4,922,871</u>	<u>5,301,200</u>	<u>5,527,749</u>	<u>5,728,727</u>
	2,118,062	2,094,142	2,100,175	2,210,354	2,232,463	2,363,775
	26,089	25,081	23,264	25,268	26,128	26,740
	1,835,061	1,819,597	1,904,678	2,063,433	2,182,681	2,325,741
	1,198,613	1,185,849	1,194,889	1,266,473	1,301,107	1,325,172
	57,530	57,372	58,023	64,313	68,796	110,112
	2,376	2,632	2,991	3,385	3,705	4,620
	2,318	2,235	2,530	2,648	2,612	2,948
	3,642	5,395	6,751	9,805	12,151	15,251
	<u>5,243,691</u>	<u>5,192,303</u>	<u>5,293,301</u>	<u>5,645,679</u>	<u>5,829,643</u>	<u>6,174,359</u>
\$	<u>21,082,331</u>	<u>20,807,527</u>	<u>21,420,070</u>	<u>23,262,414</u>	<u>24,407,605</u>	<u>25,155,882</u>

TARRANT APPRAISAL DISTRICT

APPRAISED VALUES BY TAXING ENTITIES

LAST TEN FISCAL YEARS
(IN MILLIONS OF DOLLARS)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
School Districts				
Aledo	\$ 145	\$ 151	\$ 159	\$ 182
Arlington	24,286	24,763	25,873	26,984
Azle	1,987	1,891	1,907	1,943
Birdville	8,346	8,555	8,754	9,156
Burleson	1,457	1,412	1,406	1,498
Carroll	6,234	6,398	6,646	7,067
Castleberry	594	599	604	627
Crowley	5,731	5,798	5,841	6,162
Eagle Mountain/Saginaw	7,609	7,645	8,037	8,651
Everman	1,270	1,320	1,329	1,330
Fort Worth	34,561	35,879	36,974	38,278
Godley	108	99	90	100
Grapevine/Colleyville	14,014	14,196	14,621	15,344
Hurst/Euless/Bedford	10,378	10,554	10,886	11,491
Keller	12,813	13,097	13,642	14,580
Kennedale	1,192	1,184	1,215	1,295
Lake Worth	930	936	952	1,002
Lewisville	133	121	128	128
Mansfield	10,469	10,711	10,934	11,641
Northwest	6,507	6,547	6,409	7,107
White Settlement	1,862	2,001	1,828	1,982
Total schools	<u>150,626</u>	<u>153,857</u>	<u>158,235</u>	<u>166,548</u>
Cities				
Arlington	23,404	23,898	24,639	25,775
Azle	617	610	622	639
Bedford	3,334	3,395	3,457	3,578
Benbrook	1,667	1,745	1,763	1,812
Blue Mound	82	74	77	83
Burleson	544	556	559	610
Colleyville	4,040	4,092	4,232	4,419
Crowley	819	818	853	885
Dalworthington Gardens	337	359	356	361
Edgecliff Village	205	194	187	185
Euless	3,568	3,658	3,808	4,004
Everman	142	148	145	150
Flower Mound	170	158	166	165
Forest Hill	404	407	414	442
Fort Worth	56,414	58,091	59,734	63,253

TABLE 6

2015	2016	2017	2018	2019	2020
\$ 206	\$ 229	\$ 266	\$ 297	\$ 346	\$ 361
27,858	30,294	33,371	36,153	40,414	42,875
1,951	2,390	2,349	2,513	2,565	2,686
9,359	10,255	11,527	12,537	13,853	14,512
1,554	1,706	1,944	2,108	2,343	2,428
7,325	8,275	9,066	9,881	10,658	10,853
646	756	863	983	1,130	1,241
6,170	6,983	7,654	8,332	9,292	9,960
8,854	9,595	10,681	11,901	13,935	14,821
1,320	1,446	1,557	1,683	1,942	2,101
38,946	42,530	47,175	50,299	55,263	57,354
83	76	83	91	99	98
15,721	17,396	18,841	20,158	21,734	22,653
12,123	13,728	15,480	16,778	18,574	19,552
15,334	17,526	19,583	21,088	22,943	23,694
1,347	1,474	1,642	1,803	1,983	2,067
999	1,252	1,379	1,517	1,501	1,581
146	174	222	260	368	407
12,114	13,728	15,458	16,797	18,260	19,239
7,357	8,368	9,050	10,712	12,501	13,375
<u>1,947</u>	<u>2,183</u>	<u>2,420</u>	<u>2,657</u>	<u>2,932</u>	<u>3,102</u>
<u>171,360</u>	<u>190,364</u>	<u>210,611</u>	<u>228,548</u>	<u>252,636</u>	<u>264,960</u>
26,694	29,182	32,542	35,371	39,624	42,222
663	773	873	945	970	1,052
3,658	4,160	4,576	4,958	5,402	5,611
1,855	1,997	2,189	2,378	2,531	2,657
86	98	115	134	158	183
655	706	783	844	931	948
4,594	5,006	5,619	5,964	6,361	6,539
869	913	1,058	1,166	1,361	1,486
371	384	403	414	433	446
171	195	231	243	272	286
4,143	4,627	5,197	5,657	6,282	6,602
163	179	213	231	272	309
183	212	258	292	401	441
429	506	557	616	710	765
65,393	72,696	81,232	88,728	99,730	104,632

TARRANT APPRAISAL DISTRICT

APPRAISED VALUES BY TAXING ENTITIES

LAST TEN FISCAL YEARS
(IN MILLIONS OF DOLLARS)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
Cities				
Grand Prairie	\$ 5,646	\$ 5,669	\$ 6,156	\$ 6,560
Grapevine	9,263	9,361	9,650	10,141
Haltom City	1,972	1,999	2,021	2,101
Haslet	729	710	717	806
Hurst	2,807	2,839	2,911	3,018
Keller	4,395	4,506	4,669	4,950
Kennedale	616	617	630	646
Lakeside	120	120	122	126
Lake Worth	454	464	460	480
Mansfield	4,985	5,254	5,403	5,778
North Richland Hills	4,419	4,532	4,677	4,934
Pantego	294	297	295	300
Pelican Bay	30	29	30	34
Reno	6	6	6	6
Richland Hills	454	484	487	499
River Oaks	253	252	256	266
Roanoke	97	100	102	110
Saginaw	1,388	1,391	1,479	1,582
Sansom Park	116	114	116	124
Southlake	6,090	6,280	6,524	6,956
Trophy Club	78	78	86	93
Watauga	1,068	1,064	1,072	1,124
Westlake	1,091	1,210	1,228	1,257
Westover Hills	478	491	513	530
Westworth Village	233	253	271	284
White Settlement	712	875	716	818
Total cities	143,541	147,198	151,609	159,884
Other				
Tarrant County	150,625	153,865	158,238	166,550
Emergency Services District #1	7,093	6,677	5,976	6,628
Hospital District	150,625	153,865	158,238	166,550
College District	150,625	153,865	158,238	166,550
Regional Water District	55,848	57,414	58,941	62,049
Fresh Water Supple District	155	-	-	-
Live Oak Creek MUD	19	25	33	41
Trophy Club MUD	295	291	304	304
Viridian Mgmt District	66	68	84	146
Far North Fort Worth MUD #1	-	-	-	-
Total other	515,351	526,070	540,052	568,818
Total all	\$ 809,518	\$ 827,125	\$ 849,896	\$ 895,250

TABLE 6

	2015	2016	2017	2018	2019	2020
\$	6,879	\$ 7,795	\$ 8,463	\$ 9,203	\$ 9,899	\$ 10,324
	10,440	11,609	12,385	13,274	14,298	14,976
	2,124	2,333	2,644	2,866	3,316	3,517
	1,068	1,203	1,157	1,176	1,165	1,333
	3,016	3,416	3,737	3,956	4,285	4,444
	5,112	5,833	6,430	6,882	7,401	7,582
	669	686	766	835	937	974
	128	148	156	175	186	195
	475	537	595	628	655	672
	6,007	6,673	7,618	8,282	9,205	9,768
	5,073	5,616	6,384	6,931	7,530	7,877
	303	328	368	401	434	446
	35	35	38	43	59	67
	6	6	7	8	8	8
	517	556	634	685	757	791
	268	298	341	371	435	463
	116	123	137	151	169	160
	1,638	1,762	1,976	2,239	2,477	2,615
	123	131	142	178	201	221
	7,178	8,100	8,858	9,618	10,313	10,470
	94	119	132	147	162	164
	1,135	1,279	1,431	1,542	1,714	1,785
	1,239	1,428	1,502	1,612	1,820	1,916
	526	562	583	572	569	555
	305	322	377	380	383	456
	794	884	1,009	1,112	1,274	1,298
	<u>165,195</u>	<u>183,416</u>	<u>203,716</u>	<u>221,208</u>	<u>245,090</u>	<u>257,256</u>
	171,344	190,364	210,613	228,547	252,636	264,961
	6,260	6,977	6,908	7,339	7,548	7,741
	171,344	190,364	210,613	228,547	252,636	264,961
	171,344	190,364	210,613	228,547	252,636	264,961
	63,941	71,223	78,900	85,791	95,773	100,195
	-	-	-	-	-	-
	48	58	66	75	98	135
	308	380	424	458	553	548
	223	293	430	563	737	888
	-	-	-	-	-	4
	<u>584,812</u>	<u>650,023</u>	<u>718,567</u>	<u>779,867</u>	<u>862,617</u>	<u>904,394</u>
\$	<u>921,367</u>	<u>1,023,803</u>	<u>1,132,894</u>	<u>1,229,623</u>	<u>1,108,677</u>	<u>1,426,610</u>

TARRANT APPRAISAL DISTRICT

TAX RATES BY TAXING ENTITY

LAST TEN FISCAL YEARS
(PER \$100 OF ASSESSED VALUE)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
School Districts				
Aledo	\$ 1.142520	\$ 1.425200	\$ 1.425200	\$ 1.425820
Arlington	1.305500	1.301000	1.292170	1.348110
Azle	1.190000	1.190000	1.230000	1.203000
Birdville	1.435000	1.435000	1.435000	1.435000
Burleson	1.540000	1.540000	1.540000	1.540000
Carroll	1.415000	1.400000	1.400000	1.400000
Castleberry	1.453300	1.453300	1.145500	1.399700
Crowley	1.535000	1.670000	1.670000	1.650000
Eagle Mountain/Saginaw	1.530000	1.540000	1.540000	1.540000
Everman	1.277500	1.395000	1.490000	1.510000
Fort Worth	1.322000	1.322000	1.322000	1.322000
Godley	1.137090	1.128700	1.172752	1.195500
Grapevine/Colleyville	1.310000	1.320100	1.201000	1.320100
Hurst/Euless/Bedford	1.414000	1.407500	1.387500	1.375000
Keller	1.540000	1.540000	1.540000	1.540000
Kennedale	1.512068	1.512068	1.492068	1.514717
Lake Worth	1.670000	1.670000	1.670000	1.670000
Lewisville	1.426000	1.453000	1.477000	1.477000
Mansfield	1.496000	1.540000	1.527100	1.527100
Northwest	1.375000	1.375000	1.452500	1.452500
White Settlement	1.540000	1.540000	1.540000	1.540000
Cities				
Arlington	0.648000	0.648000	0.648000	0.648000
Azle	0.643800	0.649500	0.659500	0.668000
Bedford	0.504329	1.499115	0.494830	0.494830
Benbrook	0.657500	0.657500	0.657500	0.657500
Blue Mound	0.680000	0.750000	0.750000	0.750000
Burleson	0.690000	0.690000	0.690000	0.740000
Colleyville	0.355900	0.355900	0.355900	0.355900
Crowley	0.640000	0.669019	0.696829	0.696829
Dalworthington Gardens	0.262739	0.262739	0.262739	0.262739
Edgecliff Village	0.285934	0.294000	0.299000	0.305216
Euless	0.470000	0.470000	0.470000	0.467500
Everman	1.105413	1.105413	1.255205	1.255205
Flower Mound	0.449700	0.449700	0.449700	0.439000
Forest Hill	1.060000	1.060000	1.060000	0.996054
Fort Worth	0.855000	0.855000	0.855000	0.855000

TABLE 7

	2015	2016	2017	2018	2019	2020
\$	1.595000	\$ 1.595000	\$ 1.595000	\$ 1.595000	\$ 1.493300	\$ 1.479700
	1.412952	1.368670	1.368670	1.368670	1.298670	1.387100
	1.203000	1.329000	1.329000	1.329000	1.247350	1.247400
	1.453900	1.453900	1.453900	1.453900	1.383900	1.380300
	1.540000	1.670000	1.670000	1.670000	1.568350	1.538300
	1.395000	1.385000	1.385000	1.380000	1.300000	1.286400
	1.515500	1.392200	1.392200	1.392200	1.290550	1.241300
	1.650000	1.650000	1.670000	1.670000	1.568400	1.539800
	1.540000	1.540000	1.540000	1.540000	1.518000	1.496400
	1.530000	1.525000	1.510000	1.495000	1.390000	1.370000
	1.352000	1.352000	1.352000	1.352000	1.282000	1.378400
	1.247660	1.540000	1.540000	1.540000	1.470000	1.466400
	1.320100	1.396700	1.396700	1.396700	1.326700	1.303100
	1.350000	1.316000	1.263000	1.273000	1.220000	1.198000
	1.540000	1.520000	1.520000	1.510000	1.408300	1.394700
	1.486724	1.486724	1.480000	1.451694	1.350000	1.336400
	1.570000	1.637000	1.670000	1.670000	1.568400	1.510200
	1.576730	1.420000	1.407500	1.407500	1.337500	1.347300
	1.510000	1.510000	1.540000	1.540000	1.460000	1.446400
	1.452400	1.452500	1.490000	1.490000	1.420000	1.466300
	1.540000	1.540000	1.540000	1.520000	1.450000	1.415900
	1.648000	0.644800	0.639800	0.634800	0.624000	0.622500
	1.678500	0.679500	1.067500	0.667287	0.657204	0.657204
	1.494830	0.476509	0.520000	0.561862	0.569000	0.569000
	1.657500	0.650000	0.540000	0.640000	0.627770	0.622500
	1.806250	0.806250	0.751530	0.696800	0.605900	0.571000
	1.740000	0.735000	0.735000	0.735000	0.720000	0.711100
	0.355900	0.339130	0.333834	0.320800	0.306807	0.304365
	0.739270	0.739270	0.719000	0.709000	0.681992	0.699806
	0.253670	0.273979	0.374379	0.580000	0.580000	0.636593
	0.305216	0.270359	0.270359	0.270359	0.257780	0.272000
	0.467500	0.462500	0.462500	0.462500	0.462500	0.462500
	1.255205	1.230000	1.158630	1.113943	1.085713	1.149676
	0.439000	0.439000	0.439000	0.439000	0.436500	0.436500
	0.996054	0.990000	0.990000	0.992873	0.992873	0.997340
	0.855500	0.835000	0.805000	0.785000	0.747500	0.747500

TARRANT APPRAISAL DISTRICT

TAX RATES BY TAXING ENTITY

LAST TEN FISCAL YEARS
(IN MILLIONS OF DOLLARS)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
Cities				
Grand Prairie	\$ 0.669998	\$ 0.669998	\$ 0.669998	\$ 0.669998
Grapevine	0.350000	0.348000	0.345695	0.342500
Haltom City	0.646371	0.651740	0.671740	0.699900
Haslet	0.304645	0.304645	0.320869	0.320869
Hurst	0.578000	0.578000	0.608498	0.608498
Keller	0.442190	0.442190	0.442190	0.442190
Kennedale	0.722500	0.722500	0.722500	0.747500
Lakeside	0.372940	0.379248	0.379248	0.379260
Lake Worth	0.492512	0.466419	0.474411	0.482083
Mansfield	0.710000	0.710000	0.710000	0.710000
North Richland Hills	0.570000	0.570000	0.610000	0.610000
Pantego	0.373270	0.410000	0.410000	0.420000
Pelican Bay	0.898499	0.898499	0.898499	0.898499
Reno	0.453000	0.492700	0.492700	0.499600
Richland Hills	0.518012	0.551757	0.528094	0.528096
River Oaks	0.860000	0.853006	0.856519	0.850351
Roanoke	0.375120	0.375120	0.375120	0.375120
Saginaw	0.484000	0.480000	0.490000	0.510000
Sansom Park	0.627401	0.719518	0.737215	0.733655
Southlake	0.462000	0.452000	0.452000	0.462000
Trophy Club	0.515000	0.530000	0.518543	0.499300
Watauga	0.580763	0.589001	0.591216	0.591216
Westlake	0.160100	0.156840	0.156840	0.156840
Westover Hills	0.351894	0.365806	0.360238	0.350500
Westworth Village	0.500000	0.500000	0.492000	0.492000
White Settlement	0.686037	0.742135	0.614715	0.670653
Other				
Tarrant County	0.264000	0.264000	0.264000	0.264000
Emergency Services District #1	0.064000	0.064000	0.064000	0.080000
Hospital District	0.227897	0.227897	0.227897	0.227897
College District	0.137640	0.148970	0.148970	0.149500
Regional Water District	0.020000	0.020000	0.020000	0.020000
Live Oak Creek MUD	0.990000	0.969000	0.990000	0.990000
Trophy Club MUD	0.195000	0.175000	0.133390	0.133390
Viridian Mgmt District	-	0.448100	0.448100	0.488100
Far North Fort Worth MUD #1	-	-	-	-

TABLE 7

	2015	2016	2017	2018	2019	2020
\$	0.669998	\$ 0.669998	\$ 0.669998	\$ 0.669998	\$ 0.669998	\$ 0.669998
	0.332439	0.328437	0.289271	0.289281	0.289271	0.282601
	0.699990	0.699990	0.699990	0.668180	0.653000	0.665760
	0.292785	0.290253	0.290530	0.333044	0.305960	0.249972
	0.606000	0.579000	0.579000	0.580940	0.580000	0.625159
	0.437190	0.430000	0.430000	0.427500	0.413250	0.395000
	0.747500	0.767500	0.767500	0.777500	0.725714	0.774085
	0.379260	0.360192	0.360192	0.375000	0.379000	0.406300
	0.467828	0.499252	0.460660	0.454920	0.434806	0.469212
	0.710000	0.710000	0.710000	0.710000	0.710000	0.690000
	0.610000	0.610000	0.610000	0.590000	0.585000	0.575700
	0.420000	0.420000	0.420000	0.420000	0.420000	0.420000
	0.898499	0.898499	0.898499	0.898499	0.898499	0.898499
	0.499900	0.530000	0.530000	0.520000	0.520000	0.520000
	0.528094	0.528805	0.595633	0.563738	0.541880	0.558551
	0.850321	0.852309	0.794444	0.780000	0.749400	0.697374
	0.375120	0.375120	0.375120	0.375120	0.375120	0.375120
	0.510000	0.544000	0.513000	0.495000	0.471800	0.461579
	0.704741	0.690692	0.767304	0.787304	0.787304	0.718850
	0.462000	0.462000	0.462000	0.452000	0.447000	0.405000
	0.490000	0.484000	0.473000	0.451442	0.446442	0.446442
	0.591216	0.618718	0.618411	0.601788	0.601788	0.580404
	0.156340	0.156340	0.136950	0.131150	0.156000	0.167880
	0.347400	0.347400	0.355000	0.355000	0.387200	0.447000
	0.492000	0.500000	0.500000	0.500000	0.485000	0.475000
	0.690660	0.733103	0.755693	0.762127	0.762186	0.746200
	0.264000	0.264000	0.254000	0.244000	0.234000	0.234000
	0.080000	0.080000	0.080000	0.082500	0.082500	0.081900
	0.227897	0.227897	0.227897	0.224429	0.224429	0.224429
	0.149500	0.149500	0.114730	0.140060	0.136070	0.130170
	0.020000	0.020000	0.019400	0.019400	0.019400	0.028700
	0.990000	0.990000	0.990000	0.990000	1.000000	1.000000
	0.133390	0.131140	0.127220	0.102100	0.116180	0.107740
	0.448100	0.448100	0.448100	0.448100	0.448100	0.448100
	-	-	-	-	-	1.000000

TARRANT APPRAISAL DISTRICT

PROPERTY TAX LEVIES BY TAXING ENTITIES

LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
School Districts				
Aledo	\$ 1,840	\$ 1,890	\$ 2,018	\$ 2,350
Arlington	251,144	253,530	264,942	289,739
Azle	16,981	15,879	16,438	16,841
Birdville	99,360	100,485	104,281	109,576
Burleson	17,739	17,098	16,820	18,329
Carroll	78,576	78,754	81,701	87,805
Castleberry	6,421	6,527	6,495	6,783
Crowley	69,555	75,433	76,765	80,861
Eagle Mountain/Saginaw	92,938	91,668	96,137	104,767
Everman	13,580	14,991	15,988	16,433
Fort Worth	341,437	347,225	361,599	377,077
Godley	968	849	772	909
Grapevine/Colleyville	136,758	138,721	143,031	149,916
Hurst/Euless/Bedford	118,561	118,859	122,335	129,588
Keller	171,131	172,009	182,701	197,889
Kennedale	14,992	14,779	14,919	16,203
Lake Worth	11,763	11,657	11,690	12,529
Lewisville	1,208	1,211	1,304	1,335
Mansfield	132,373	136,235	138,871	148,600
Northwest	63,334	62,266	63,896	70,659
White Settlement	23,698	25,602	23,072	25,207
Total schools	<u>1,664,357</u>	<u>1,685,668</u>	<u>1,745,775</u>	<u>1,863,396</u>
Cities				
Arlington	112,451	114,037	117,317	122,613
Azle	3,327	3,291	3,458	3,605
Bedford	14,468	14,452	14,627	15,177
Benbrook	9,858	10,327	10,436	10,756
Blue Mound	517	517	541	584
Burleson	3,538	3,589	3,624	4,223
Colleyville	13,227	13,315	13,781	14,449
Crowley	4,663	4,705	5,118	5,433
Dalworthington Gardens	805	859	851	859
Edgecliff Village	567	523	522	533
Euless	12,592	12,967	13,574	14,386
Everman	1,287	1,319	1,484	1,556
Flower Mound	385	379	405	403
Forest Hill	3,632	3,508	3,579	3,648
Fort Worth	353,154	356,412	370,169	393,884

TABLE 8

2015	2016	2017	2018	2019	2020
\$ 3,115	\$ 3,454	\$ 3,977	\$ 4,222	\$ 4,836	\$ 4,987
306,342	326,942	352,334	387,743	415,233	452,994
16,705	17,218	19,756	21,552	22,945	24,054
110,842	120,475	133,858	145,781	154,969	161,173
18,946	20,106	24,275	26,485	27,943	28,420
91,781	102,876	111,834	121,637	124,031	124,988
6,428	7,533	8,672	10,264	11,414	11,912
80,515	87,406	98,611	107,398	115,191	120,946
105,657	114,990	125,931	145,123	162,395	169,826
16,686	18,213	18,688	20,637	22,163	23,396
391,088	420,819	461,189	497,309	534,792	591,054
947	1,023	1,108	1,195	1,252	1,209
151,170	178,048	194,367	209,101	216,888	221,772
133,715	144,117	156,835	173,039	187,465	193,633
205,385	231,433	255,847	273,591	279,983	284,402
16,248	17,472	18,881	20,590	21,643	22,335
12,450	13,606	14,963	16,836	17,438	17,642
1,602	1,916	2,421	3,016	4,159	4,515
152,306	166,620	188,656	202,021	211,749	219,365
76,867	86,211	99,711	123,007	137,208	154,311
24,404	26,160	28,053	30,828	34,525	35,479
<u>1,923,199</u>	<u>2,106,638</u>	<u>2,319,967</u>	<u>2,541,375</u>	<u>2,708,222</u>	<u>2,868,413</u>
126,772	137,559	149,866	163,133	179,053	184,724
3,725	4,131	4,462	4,939	5,471	5,859
15,466	16,945	19,640	22,708	25,057	25,995
11,236	11,421	12,095	13,094	13,975	14,456
633	699	745	830	882	974
4,509	4,835	5,272	5,670	6,075	6,080
14,746	15,548	16,788	17,107	17,493	17,856
5,749	6,004	6,408	6,844	7,953	8,908
859	940	1,253	1,936	2,024	2,206
487	498	595	624	665	741
15,010	16,641	18,590	20,401	22,657	23,845
1,579	1,791	1,949	2,087	2,429	2,974
483	605	756	937	1,348	1,453
3,592	4,156	4,591	5,233	6,203	6,743
414,574	445,852	477,374	514,294	560,191	583,279

TARRANT APPRAISAL DISTRICT

PROPERTY TAX LEVIES BY TAXING ENTITIES

LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)
(UNAUDITED)

Taxing Entity	2011	2012	2013	2014
Cities				
Grand Prairie	\$ 32,321	\$ 32,173	\$ 34,825	\$ 37,362
Grapevine	21,169	21,077	21,556	21,790
Haltom City	10,191	10,408	11,162	11,688
Haslet	1,606	1,533	1,420	1,655
Hurst	12,548	13,229	13,675	14,228
Keller	17,712	18,047	18,720	19,753
Kennedale	3,979	3,898	4,102	4,241
Lakeside	384	380	387	403
Lake Worth	1,759	1,786	1,793	1,841
Mansfield	29,760	30,423	31,743	33,833
North Richland Hills	20,737	22,502	23,306	24,596
Pantego	995	1,003	1,019	1,038
Pelican Bay	246	242	244	278
Reno	30	31	32	31
Richland Hills	2,899	2,850	3,006	3,096
River Oaks	1,862	1,849	1,879	1,963
Roanoke	316	294	309	333
Saginaw	5,754	5,704	6,254	6,523
Sansom Park	703	697	711	746
Southlake	25,262	25,845	26,711	26,957
Trophy Club	390	379	408	430
Watauga	5,721	5,691	5,721	6,032
Westlake	1,443	1,299	1,363	1,406
Westover Hills	1,745	1,767	1,788	1,834
Westworth Village	725	768	854	909
White Settlement	3,814	3,767	3,860	4,553
Total cities	<u>738,542</u>	<u>747,842</u>	<u>776,334</u>	<u>819,628</u>
Other				
Tarrant County	327,649	329,011	339,460	358,794
Emergency Services District #1	3,826	3,529	3,893	4,419
Hospital District	283,131	284,504	293,943	310,855
College District	184,142	184,921	191,814	203,042
Regional Water District	8,841	8,895	9,224	9,746
Live Oak Creek MUD	185	244	321	402
Trophy Club MUD	503	369	393	393
Viridian Mgmt District	266	275	346	617
Far North Fort Worth MUD #1	-	-	-	-
Total other	<u>808,543</u>	<u>811,748</u>	<u>839,394</u>	<u>888,268</u>
Total all	<u>\$ 3,211,442</u>	<u>\$ 3,245,258</u>	<u>\$ 3,361,503</u>	<u>\$ 3,571,292</u>

TABLE 8

	2015	2016	2017	2018	2019	2020
\$	39,078	\$ 43,100	\$ 46,898	\$ 50,974	\$ 55,959	\$ 56,642
	22,404	22,104	23,963	25,861	27,904	28,775
	11,871	12,984	13,765	14,806	17,258	18,363
	2,106	2,343	2,488	2,612	2,478	2,526
	14,315	15,389	16,463	17,581	19,677	20,973
	20,432	22,597	23,567	24,208	24,549	24,398
	4,593	4,697	5,151	5,254	5,967	6,558
	395	455	500	542	635	666
	1,944	1,969	2,117	2,157	2,243	2,623
	35,972	39,809	44,379	46,257	50,801	49,768
	25,258	27,778	30,091	32,146	34,366	35,807
	1,054	1,144	1,268	1,383	1,517	1,558
	288	285	302	338	491	564
	32	30	35	37	39	40
	3,213	3,848	4,069	4,263	3,648	3,802
	1,964	2,043	2,156	2,296	2,464	2,646
	320	363	434	550	559	509
	7,201	7,676	8,041	8,906	10,047	10,486
	727	857	939	1,212	1,255	1,407
	28,295	31,022	32,902	34,642	34,078	33,985
	433	531	550	581	638	649
	6,300	7,088	7,534	8,140	8,743	9,036
	1,486	1,581	1,627	1,988	2,328	2,687
	1,824	1,992	2,053	2,200	2,407	2,463
	1,035	1,085	1,232	1,316	1,507	1,827
	4,746	5,239	5,718	6,464	7,637	7,851
	<u>856,706</u>	<u>925,634</u>	<u>998,626</u>	<u>1,076,551</u>	<u>1,170,671</u>	<u>1,212,702</u>
	372,810	394,890	416,380	434,780	483,040	501,291
	4,465	4,374	4,760	5,089	5,464	5,621
	323,934	358,131	388,704	425,085	475,268	494,235
	211,111	224,672	238,575	253,395	270,800	280,912
	10,214	10,910	12,115	13,398	22,501	23,449
	469	562	638	722	944	1,295
	398	476	499	509	603	572
	960	1,269	1,847	2,367	3,117	3,763
	-	-	-	-	-	38
	<u>924,361</u>	<u>995,284</u>	<u>1,063,518</u>	<u>1,135,345</u>	<u>1,261,737</u>	<u>1,311,176</u>
\$	<u>3,704,266</u>	<u>4,027,556</u>	<u>4,382,111</u>	<u>4,753,271</u>	<u>5,140,630</u>	<u>5,392,291</u>

TARRANT APPRAISAL DISTRICT

PRINCIPAL PROPERTY TAXPAYERS

FISCAL YEARS 2011 AND 2020
(UNAUDITED)

2020			
Taxpayer	Rank	Taxable Value	Percentage of Total Tarrant County Taxable Value
American Airlines Inc / Envoy Air Inc.	1	\$ 1,559,347,287	0.71%
Oncor Electric Delivery Co LLC	2	1,418,469,567	0.65%
Winner LLC	3	903,203,976	0.41%
Atmos Energy/Mid Tex Division	4	516,468,300	0.23%
General Motors LLC	5	478,101,238	0.22%
Bell Textron Inc.	6	388,492,577	0.18%
Opryland Hotel	7	379,753,224	0.17%
Wal-Mart Stores Texas LLC/Wal-Mart Real Estate Bus	8	365,531,815	0.17%
DDRF/DTC City Investments LP etal	9	288,872,491	0.13%
Alcon Laboratories Inc.	10	276,506,520	0.13%
Total		\$ 6,574,746,995	2.99%

2011			
Taxpayer	Rank	Taxable Value	Percentage of Total Tarrant County Taxable Value
Oncor Electric Delivery	1	\$ 888,088,078	0.72%
Chesapeake Operating	2	736,221,860	0.60%
Devon Energy	3	506,053,300	0.41%
Bell Helicopter, Inc.	4	418,973,452	0.34%
Walmart Real Estate	5	395,426,831	0.32%
Quicksilver Resources	6	359,055,290	0.29%
Southwestern Bell	7	308,900,768	0.25%
American Airlines Inc.	8	292,074,639	0.24%
Opryland Hotel	9	273,331,856	0.22%
Barnett Gathering LP	10	251,248,399	0.20%
Total		\$ 4,429,374,473	3.60%

Source: Tarrant Appraisal District

TARRANT APPRAISAL DISTRICT

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Tarrant County Population ¹	Tarrant County Personal Income ² (in thousands)	Tarrant County Per Capita Personal Income ²	Tarrant County Public School Enrollment ³	Tarrant County Unadjusted Unemployment Rate ⁴	Tarrant County Total Outstanding Debt Per Capita ⁵
2011	1,849,815	\$ 75,776,982	\$ 40,965	342,813	6.9%	264
2012	1,880,153	80,929,107	43,044	373,070 *	6.8%	242
2013	1,911,541	84,905,643	44,417	353,806	5.9%	222
2014	1,945,360	89,814,369	46,169	341,536	4.0%	236
2015	1,982,498	96,600,949	48,727	341,855	3.7%	207
2016	2,016,872	94,978,220	46,978	352,913	3.8%	199
2017	1,969,423	97,639,160	47,525	349,879	3.2%	168
2018	2,074,442	106,829,236	51,239	356,868	3.6%	141
2019	2,102,515	112,046,590	53,292	376,391	3.3%	126
2020	2,143,755	INA	INA	378,247	6.6%	INA

Sources:

¹ U.S. Census Bureau/ Texas Office of the State Demographer 2020 estimate² U.S. Department of Commerce Bureau of Economic Analysis³ Texas Education Agency Public School Review⁴ U.S. Bureau of Labor Statistics⁵ TX Bond Review Board/Tarrant County Website

INA = Information Not Available

* For split ISD's, entire school population included.

TARRANT APPRAISAL DISTRICT

PRINCIPAL EMPLOYERS

FISCAL YEARS 2011 AND 2020
(UNAUDITED)

2020			
Employer ¹	Number of Employees ¹	Rank ¹	Percentage of Total Tarrant County Employment ²
American Airlines Group Inc.	33,000	1	3.76%
Lockheed Martin	16,900	2	1.93%
Texas Health Resources	12,266	3	1.40%
Fort Worth Independent School District	11,645	4	1.33%
Naval Air Station FW JR	10,000	5	1.14%
Arlington ISD	8,500	6	0.97%
The University of Texas at Arlington	7,436	7	0.85%
Cook Children's Health Care System	7,381	8	0.84%
City of Fort Worth	6,738	9	0.77%
JPB Health Network	6,700	10	0.76%
2011			
Employer ⁴	Number of Employees ⁴	Rank ⁴	Percentage of Total Tarrant County Employment ^{2&4}
AMR Corporation/American Airlines	26,700	1	2.95%
Fort Worth Independent School District	11,200	2	1.05%
Lockheed Martin Aeronautics Company	10,500	3	1.01%
Texas Health Resources	6,730	4	0.69%
Arlington Independent School District	6,723	5	0.69%
Bell Helicopter Textron	6,400	6	0.64%
D.R. Horton	5,700	7	0.59%
City of Fort Worth	5,416	8	0.57%
RadioShack Corp.	4,600	9	0.46%
U.S. Postal Service	4,250	10	0.41%

Source:

¹ Book of Lists 2020/Fort Worth Edition² Texas Workforce Commission / Bureau of Labor Statistics³ Fort Worth Star-Telegram and U.S. Department of Labor⁴ Fort Worth Chamber of Commerce

TARRANT APPRAISAL DISTRICT

FULL-TIME EQUIVALENT APPRAISAL DISTRICT EMPLOYEES
BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Appraisal	112	112	112	114	114	115	115	119	120	120
Support Services	47	45	45	44	46	45	45	44	44	44
Information Systems	33	31	31	21	18	18	18	24	23	23
Administration/ General Operations	<u>12</u>	<u>12</u>	<u>12</u>	<u>18</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>24</u>	<u>24</u>	<u>24</u>
Total	<u>204</u>	<u>200</u>	<u>200</u>	<u>197</u>	<u>199</u>	<u>199</u>	<u>199</u>	<u>211</u>	<u>211</u>	<u>211</u>

Source: Tarrant Appraisal District

TARRANT APPRAISAL DISTRICT

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

Function/Program	2011	2012	2013	2014
Appraisal				
Real property and mineral lease accounts \$	876,353	\$ 908,073	\$ 1,038,209	\$ 1,412,349
Business personal property accounts	46,030	47,039	47,951	47,040
Value notices mailed	412,718	369,140	462,469	553,048
Support Services				
Exemptions granted				
Agricultural deferrals	5,039	5,021	4,956	4,925
Texas homestead	371,462	368,523	365,014	359,522
Disabled veteran	11,706	11,563	11,773	12,358
Over age 65	85,456	84,021	86,489	89,757
Disability	8,214	7,537	7,207	6,912
Freeport inventory	837	830	823	855
Charitable/non-profit	20,297	21,061	19,697	23,892
Solar/wind power	10	9	12	15
Abatements	219	206	190	165
Historic site	212	191	182	164
Scenic deferral	68	68	68	68
Foreign trade zones	11	17	24	24
Pollution control	136	108	100	89
Appraisal Review Board final orders issued	21,111	21,430	24,085	27,844
Inbound exemptions-related customer calls	97,979	129,807	124,691	113,586
Information Systems				
The work performed in this function/program area entails applications software development and maintenance, network and computer				
Administration/General Operations				
Employment applications processed	221	179	142	289
New hires/promotions processed	10	27	16	46
Competitive bids/proposals/quotes obtained	193	148 *	101	83
Purchase orders issued	310	348	339	330
Accounts payable checks issued	1,992	1,877	1,921	1,895
Inbound mail processed	100,406	92,898	101,163	90,956
Outbound mail processed	176,437	206,087	176,493	166,883

Source: Tarrant Appraisal District

* Change in policy requiring competitive bids from \$1,000 to \$3,000.

TABLE 13

	2015	2016	2017	2018	2019	2020
\$	1,610,501	\$ 1,641,913	\$ 1,697,351	\$ 1,753,061	\$ 1,770,938	\$ 1,776,830
	48,056	48,239	57,880	58,627	61,302	61,520
	370,566	684,131	806,051	927,148	881,625	537,468
	4,620	3,970	4,376	4,612	4,814	4,727
	377,156	374,478	359,060	369,302	376,173	390,698
	15,303	16,120	16,702	18,246	19,772	20,454
	94,307	98,964	100,700	107,310	113,530	118,546
	7,624	7,468	7,451	8,114	8,620	8,927
	704	796	816	819	848	865
	23,793	25,988	26,126	26,649	26,975	27,350
	17	26	43	80	109	205
	99	26	26	23	20	19
	127	144	140	-	-	-
	53	46	62	65	65	65
	16	21	22	19	20	19
	67	157	55	100	194	215
	20,882	63,522	30,727	48,185	34,796	61,662
	77,374	110,435	101,481	108,864	95,925	80,762
	107	53	137	102	151	132
	51	46	43	57	50	38
	85	104	78	66	50	44
	315	340	303	304	314	334
	2,015	2,217	2,029	2,038	2,011	1,800
	83,704	122,864	115,724	111,395	113,221	129,157
	480,936	688,755	1,332,802	882,532	1,464,385	808,080

TARRANT APPRAISAL DISTRICT

CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS
(UNAUDITED)

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Appraisal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Support Services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Information Systems										
Mainframe computer	1	1	1	1	NA	NA	NA	NA	NA	NA
CAMA Software	-	-	-	-	1	1	1	1	1	1
Administration/General Operations										
Office building	1	1	1	1	1	1	1	1	1	1
Folder/inserter Machine	1	1	1	1	1	1	1	1	1	2
Production Printers	NA	2	2	2	2	2	2	2	2	2

NA = Not Applicable

Source: Tarrant Appraisal District

TARRANT APPRAISAL DISTRICT

OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Governmental Activities - Capital Lease	Total Primary Government
2011	\$ 470,493	\$ 470,493
2012	244,370	244,370
2013	72,115	72,115
2014	53,295	53,295
2015	33,185	33,185
2016	11,635	11,635
2017	4,238	4,238
2018	2,547	2,547
2019	644	644
2020	-	-

Source: Comprehensive Annual Financial Reports

THIS PAGE LEFT BLANK INTENTIONALLY

COMPLIANCE SECTION

THIS PAGE LEFT BLANK INTENTIONALLY

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Directors
Tarrant Appraisal District
Fort Worth, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Tarrant Appraisal District (the "District"), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 7, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the entity's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
May 7, 2021